



DORSET LODGE

Bayham Road, Tunbridge Wells



AN ATTRACTIVE DETACHED FAMILY HOME

Arranged over two storeys and approaching 5,500 sq ft with wonderful gardens and a self-contained annexe. Situated just 1.4 miles from the mainline station. In all approximately 0.84 of an acre.

			EPC
5-6	3-4	3-4	D
			

Local Authority: Tunbridge Wells Borough Council
Council Tax Band: G (House) and B (Annexe)
Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.
Postcode: TN2 5HU what3words.com/debate.crew.skill



SITUATION

The property is ideally situated on the favoured south side of the town, approximately 1.4 miles from the mainline station. Tunbridge Wells offers a varied range of all the usual high street shops and stores as well as a number of specialist boutiques, cafes and restaurants on the famous Pantiles and historic High Street.

The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.

Leisure activities in the town include the Nevill Cricket Ground, Nevill Tennis Club and Nevill Golf Club with open green spaces at Dunorlan Park and The Common.







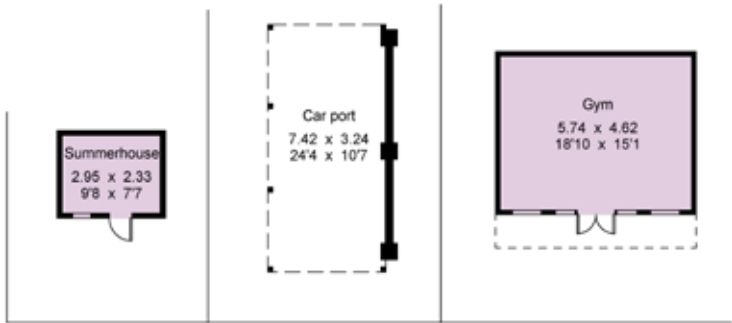
DORSET LODGE

On the ground floor, there are two generous reception rooms, currently configured as a sitting room and family room. The impressive kitchen/dining room is light and spacious, with a valuted ceiling, full height glass and direct access out to the garden, creating a wonderful living and entertaining space. The kitchen itself comprises a range of stylish shaker units with stunning worksurfaces and a superb central island. The main living space on the ground floor is completed by two downstairs cloakrooms and a study. The house benefits from a self-contained, one bedroom annexe – ideal for multi-generational living. The principal suite is situated on the first floor, with a luxuriously appointed en suite bathroom, dressing room and balcony. There are four further bedrooms on this level, served by two bathrooms, and a versatile study space with a lovely outlook over the garden.

The house is approached via a private driveway leading to an integral double garage and car-port providing ample parking for a number of vehicles. The front and rear gardens are a true highlight, having been lovingly cared for, with well-stocked borders, expanses of lawn, a summerhouse and gym. The plot extends in all to approximately 0.84 of an acre.



35 Bayham Road, Tunbridge Wells
Gross internal area (approx) 406.4 sq m/ 4374 sq ft
Outbuildings 59.6 sq m/ 641 sq ft
Garage 37.0 sq m/ 398 sq ft
Total 503 sq m/ 5413 sq ft



For identification only - Not to scale
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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