



**Yew Cottage**  
Tunbridge Wells, Kent

**\*CHAIN FREE\*** A beautifully presented and charming detached character home with driveway, garage, good-sized south facing garden, and situated on a quiet road within a short walk of the town centre and station.

## Guide Price £835,000 Freehold

### Situation:

The property is situated in a quiet yet central residential road within a short walk of Tunbridge Wells town centre and the station. The town is renowned for its comprehensive range of facilities and amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres.

For the commuter, Tunbridge Wells station serves London Bridge, Charing Cross and Cannon Street in under an hour.

### Description:

The property is an attractive and beautifully presented detached home ideally placed for the town centre and station.

Arranged over two floors, the property provides spacious and versatile accommodation throughout and features recently improved sash windows and in addition to its charming appearance has a real 'chocolate box' feel.

When entering the property you are welcomed by a good-sized entrance hall with attractive wood effect flooring, adjacent to which is a formal living room with delightful feature period fireplace and large sash window to the front providing a good deal of natural light. On the opposite side of the entrance hall is a good-sized double bedroom, again with large sash window.

Moving through the entrance hall you are presented by another well-proportioned reception room currently utilised as a family room, and a spacious dual aspect kitchen/breakfast room (extending to almost 15Ft/4.53m) with ample space for a large dining table, featuring a wide range of Shaker style wall and base units, complementary wood work surfaces, 1 ½ bowl sink with mixer tap over, 4 ring hob with glass splashback, Neff oven, fridge/freezer, and dishwasher. Adjacent to the kitchen/breakfast room is a large pantry/utility room with plumbing for a washing machine. The property benefits from a large cellar which has been subject to significant improvements.

On the first floor is a landing with adjacent storage cupboard, and two further good-sized double bedrooms both with fitted wardrobes and delightful sash windows, and a large family bathroom featuring a standalone bath with period style taps and additional shower attachment, separate walk in rain shower, low level w/c, wash basin with storage beneath, and attractive wall panelling and tiling.

To the front of the property is driveway and low maintenance front garden laid to stone shingle bordered by hedgerow providing a good deal of seclusion, and to the rear is a pretty, private garden of good-size with a southerly aspect, mainly laid to lawn and bordered with mature plants and shrubs, with two patio areas ideal for outdoor entertaining. The property also has a 'Jack and Jill' garage with electric door.

**Services:** Mains water, gas and electricity.

**Local Authority:** Tunbridge Wells Borough Council

**Council tax band:** E

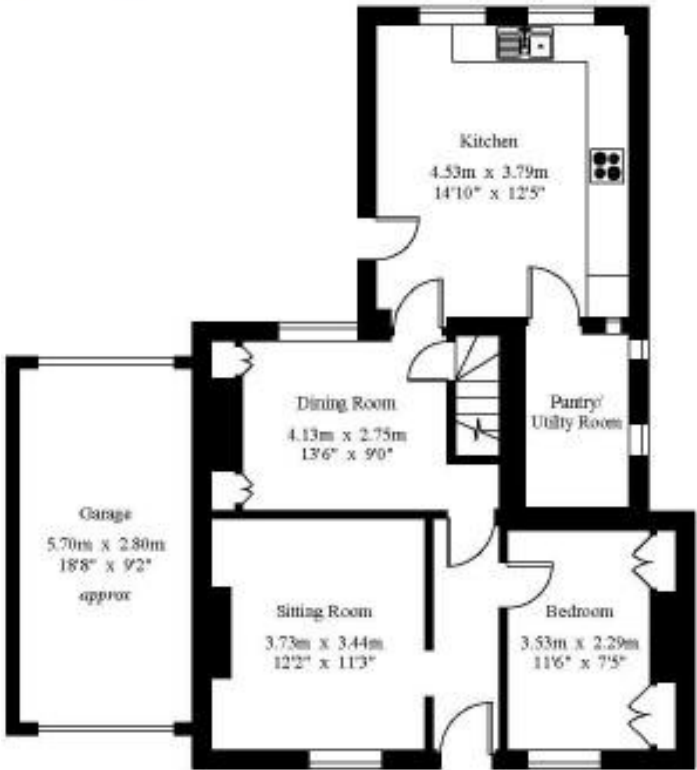
**Current EPC Rating:** D



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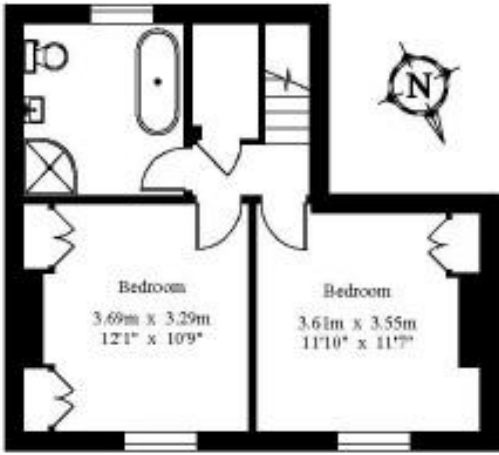
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

**Floorplan**

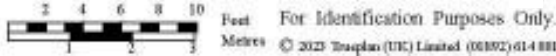


**Ground Floor**

**Gross Internal Area (approx) : 125.6 sq.m (1351 sq.ft.)**  
*(Including Garage)*



**First Floor**



**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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