



Charming portion of a handsome period property

Westcote, Bishops Down Road, Tunbridge Wells, TN4 8XN

Freehold

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Three double bedrooms • bathroom • sitting room
• dining room • kitchen/breakfast room • pantry
• w.c. • private courtyard garden • allocated parking

About the Property

Found on the western fringes of the town, tucked away from view, Westcote is a unique and attractive wing of handsome Victorian conversion. Found to the rear of the building, enjoying a high degree of privacy, Westcote is accessed via its enchanting, gated, courtyard garden.

Offering beautifully presented accommodation throughout to enhance the period charm, the property offers a well-balanced and well-proportioned layout.

On entering, the ground floor comprises the kitchen, with its tall ceiling heights, the kitchen/breakfast room enjoys attractive wall and base cabinetry providing good storage, with granite worktops and a sizeable central island giving good preparation space, there is an AGA and integrated dishwasher, and an adjoining pantry cupboard; a sizeable sash window provides the pretty outlook over the courtyard garden.

The dining room with its vaulted ceiling and exposed beams also has French doors opening to the garden, ideal for entertaining. There are further additional storage cupboards and a w.c. on this level.

The first floor hosts the main reception room with its striking feature fireplace, large sash window and vaulted ceiling, creating a sense of theatre and grandeur.

The principal bedroom, with fireplace, and two further double bedrooms together with the well-appointed bathroom completes the accommodation.

Outside - Westcote also notably benefits from allocated parking for one car.

Local Information

Royal Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and extensive cultural, entertainment and shopping attractions, including two theatres, cafés and restaurants, national retailers and characterful independent shops.

Westcote is well-placed, being only about 0.7 of a mile from the town centre. The historic Pantiles area can be reached within about a 0.8 mile walk across the Common, which is just below the building to the south, with a network of footpaths and a cricket pitch.

Mainline rail: Tunbridge Wells (about 0.7 miles) has regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.





Communications: The A26 joins the A21 just north of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the south coast. Gatwick Airport is about 22 miles to the West, accessible via the motorway or via the A264.

Agents Note

Westcote does have an area of flying freehold above the neighbouring property.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



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Approximate Area 122 sq m / 1313 sq ft

Including Limited Use Area (0.7 sq m / 7 sq ft)



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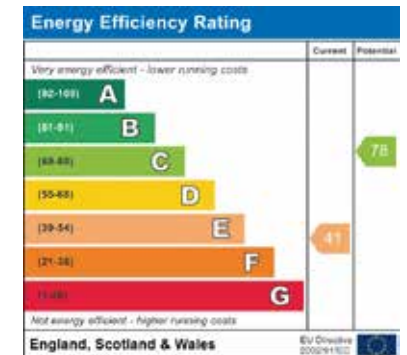
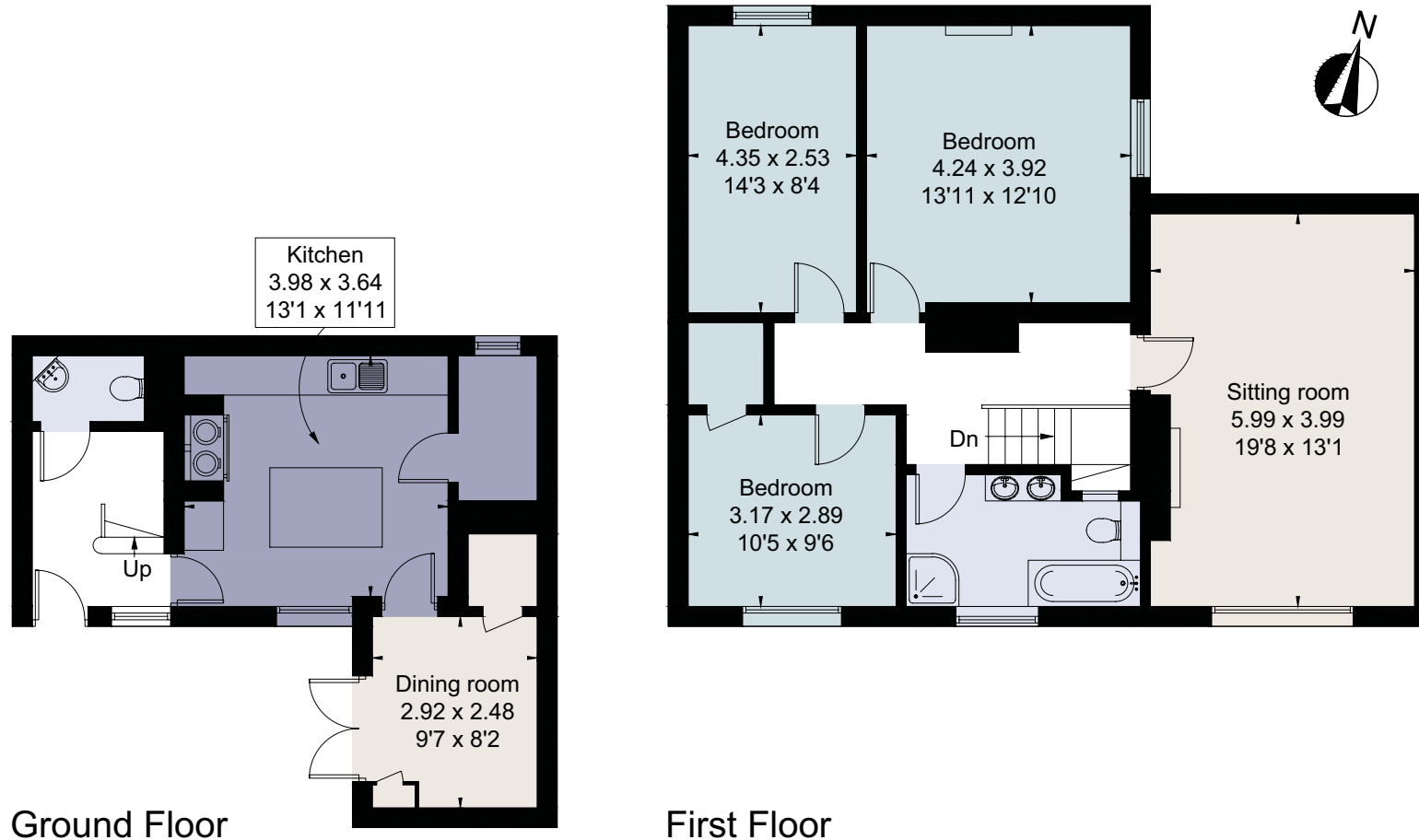
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