



Artist's Impression of front elevation

# THE BUILDING PLOT AT SWISS COTTAGE

DERWENT DRIVE, TUNBRIDGE WELLS, KENT TN4 9TB



**A rare opportunity to build an architect-designed 5 bedroom contemporary new home on a 0.4 acre plot located off a private drive in a popular residential area, well-placed for schools and local amenities**

Planning Reference: 02321/FULL dated 8 September, 2017 for the erection of a two storey dwelling with basement and garage, including new access and landscaping.

**Proposed accommodation of about 4,291 sq ft comprising:**

**Ground floor:**

- ♦ entrance hall ♦ sitting room ♦ open plan kitchen/dining room
- ♦ pantry ♦ utility room ♦ boot room ♦ cloakroom

**First floor:**

- ♦ master bedroom suite
- ♦ 2 bedrooms sharing a “Jack and Jill” shower room
- ♦ two further bedrooms ♦ family bath/shower room

**Basement:**

- ♦ cinema room ♦ study ♦ playroom

- ♦ integral double garage
- ♦ plot of about 0.4 acres
- ♦ shared private driveway

**DESCRIPTION**

Derwent Drive is tucked-away off Culverden Down, a popular residential area on the northern side of Tunbridge Wells, neighbouring Rose Hill School and about a mile from the town centre.

The plot at Swiss Cottage extends to about 0.4 acres and occupies the north west corner of the site which has been split into two between the existing property and the proposed new-build which will comprise two storeys and a basement, plus a single storey double garage with a glazed link.

The design has been prepared by the award winning London-based Minifie Architects to a contemporary specification to sit well within the landscape of the site and with the benefit of sustainable features.

The siting of the proposed new house maximises the south-facing aspect and natural light and has allowed for the integration of solar cells in the glazing as a sustainable energy contribution.



Access approach

The material selected for the new house consists of a thin, light brown/ grey brick on the top portion and PPC aluminium cladding on the lower with grey metal window frames.

## SITUATION

The Plot at Swiss Cottage is located about half a mile away from the St John's area on the northern side of Tunbridge Wells town centre and offering a good range of local shops, a sports centre and regular bus services.

**State and Private Schools:** There is an excellent choice of schools within a mile of the property, including the Tunbridge Wells Girls' Grammar, Bennett Memorial Diocesan, Skinners, Bishops Down Primary, Tunbridge Wells Boys' Grammar and Rosehill Preparatory.

**Mainline rail:** Tunbridge Wells (1.3 miles), High Brooms (1.7 miles), or Tonbridge (4.5 miles), with fast and frequent services to London Charing Cross/ Cannon Street in under 1 hour.

**Communications:** The A21 to the north of Tunbridge Wells links to the M25 (14 miles), Gatwick Airport (via A264/M23 from Langton Green) to the west (25 miles) and the Channel Tunnel (53 miles east). All quoted mileages are approximate.

**Directions:** From Mount Ephraim, head north, past Royal Wells Park on the left and take the first exit at the roundabout onto St. John's Road. After about 0.5 miles, pass Sainsburys on the right-hand side, then turn left into Culverden Down. Proceed for about 0.5 miles and then turn right into Derwent Drive. Bear left when the road turns right, and then turn right up to Swiss Cottage.

**Proposed services:** Mains gas-fired central heating. Mains water, electricity and drainage.

**Outgoings:** Tunbridge Wells Borough Council: 01892 526121. Tax Band TBC.

## Viewing

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Artist's Impression of rear elevation



# Proposed New House, The Plot at Swiss Cottage, Derwent Drive, Tunbridge Wells

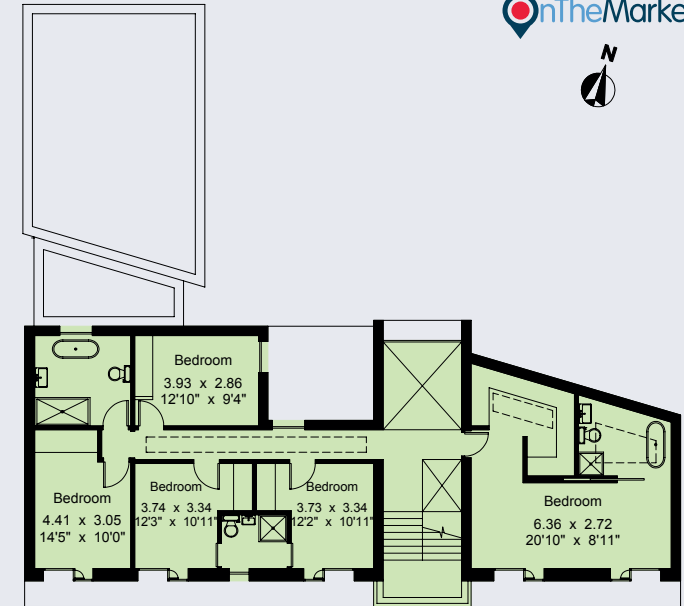
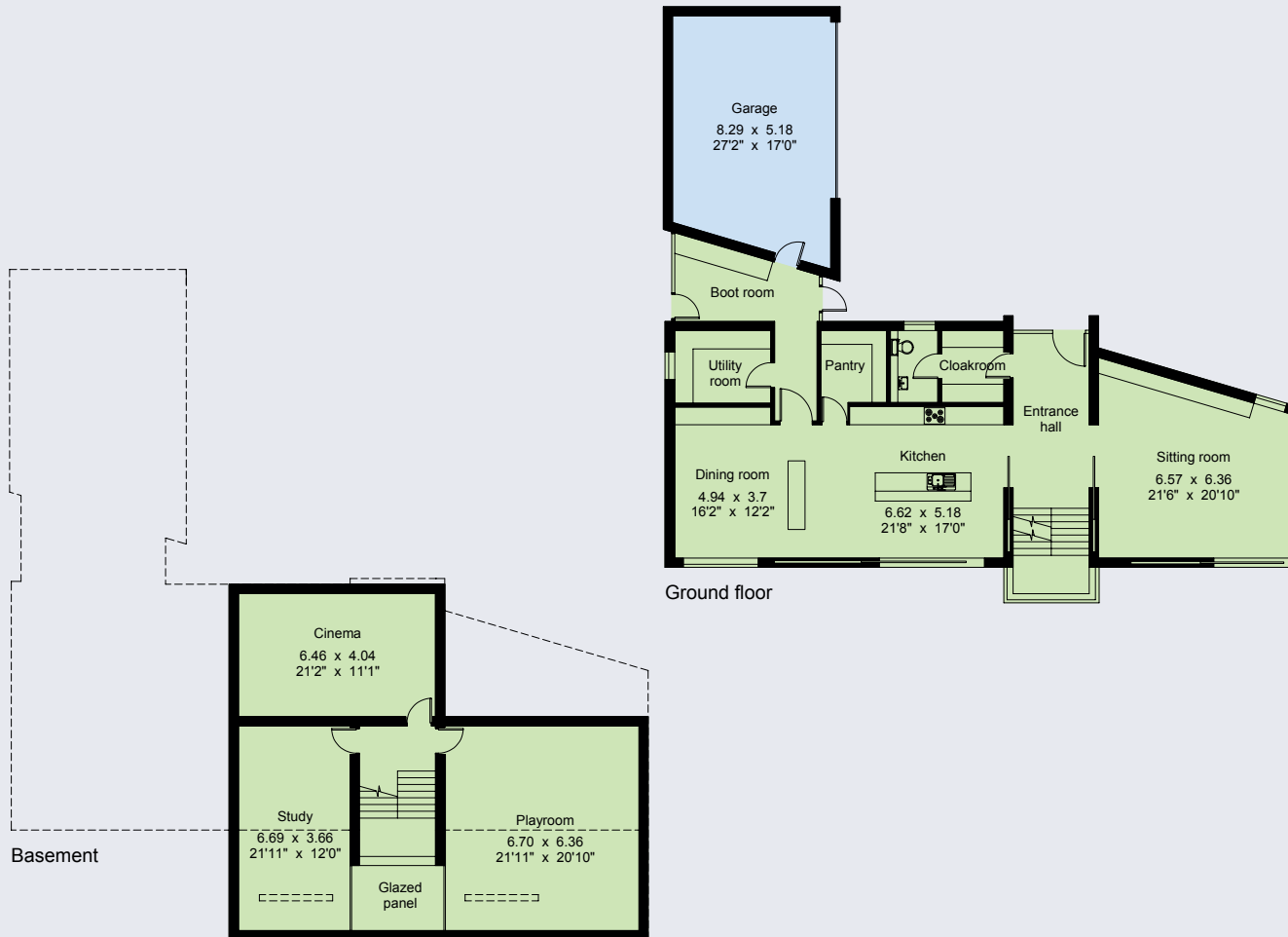
Gross internal area (approx.)

House - 398.7 sq m (4291 sq ft)

Garage - 40.1 sq m (431 sq ft)

For identification only - Not to scale

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First floor

## IMPORTANT NOTICE

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Brochure Prepared March 2018

SK/813082

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