



10 THE COTTAGE

HUNGERSHALL PARK • TUNBRIDGE WELLS

KENT • TN4



10 THE COTTAGE

A TRULY CHARMING AND UNIQUE COTTAGE, READY FOR COMPLETE RENOVATION, ENJOYING A MOST DELIGHTFUL AND SECLUDED SEMI-RURAL SETTING ONLY A MILE FROM TUNBRIDGE WELLS HIGH STREET.

Total accommodation of 1,662 sq ft.

Ground floor

- ♦ entrance hall
- ♦ kitchen
- ♦ sitting room
- ♦ dining room
- ♦ study
- ♦ cloakroom
- ♦ integral garage

First floor

- ♦ four double bedrooms
- ♦ family bathroom
- ♦ shower room

Outside

- west-facing garden
- off-street parking
- brick-built potting shed and garden store



DESCRIPTION

10 The Cottage presents a wonderful opportunity to acquire a chain-free renovation project in this most desirable location. This attractive and unique cottage has four double bedrooms and scope to remodel the ground floor living area, possibly incorporating the integrated garage, to provide a spacious and flexible contemporary configuration.

Tile hung under a slate roof, the property fits naturally into a charming cluster of properties that originally served the iconic Italianate villas of Hungershall Park.

Outside, No. 10 achieves a good degree of privacy in its sheltered garden. Laid out with sweeping brick pathways and paving, with a brick-built outbuilding, the raised beds and mature shrubs indicate the potential to recreate the gem of a cottage garden that this delightful property deserves.



SITUATION

10 The Cottage has pedestrian access from Hungershall Park Close and a gated driveway opening on to Cabbage Stalk Lane. the property is conveniently located within 1.2 miles of Tunbridge Wells High Street, the mainline station, the historic Pantiles and a superstore. Via the historic Cabbage Stalk Lane it also has direct access to the open spaces of the Common and its network of footpaths offering a scenic route to town amenities.

Private and state schools: There are many highly-regarded schools in the area including Holmewood House (Langton Green), The Mead and Rose Hill (Tunbridge Wells) preparatory schools, Kent grammar schools in Tunbridge Wells and Tonbridge and independent secondary schools in Tonbridge, Sevenoaks, Mayfield, Pembury (Kent College) and Eastbourne.

Mainline rail: Tunbridge Wells (about 1.2 miles by road) offering regular services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East).

Road connections: Tunbridge Wells is served by the recently A21 which connects northbound to the M25 and southbound leads to the coast. Gatwick and Heathrow airports are 27 miles and 57 miles respectively.

Services: Mains gas, water, electricity and drainage serve the property.

Outgoings: Tunbridge Wells Borough Council, Tax band TBC

Directions: Postcode TN4 8NH: Turn into Hungershall Park from Major Yorks Road and after about half a mile Cabbage Stalk Lane will be found on the left. The double iron gates to 10 The Cottage are on the right immediately after turning into Cabbage Stalk Lane.

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.



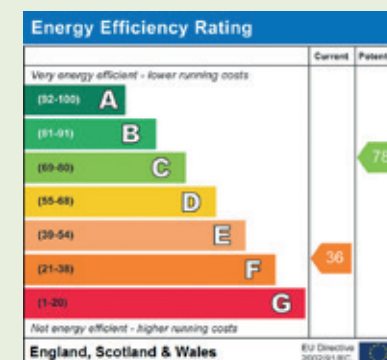
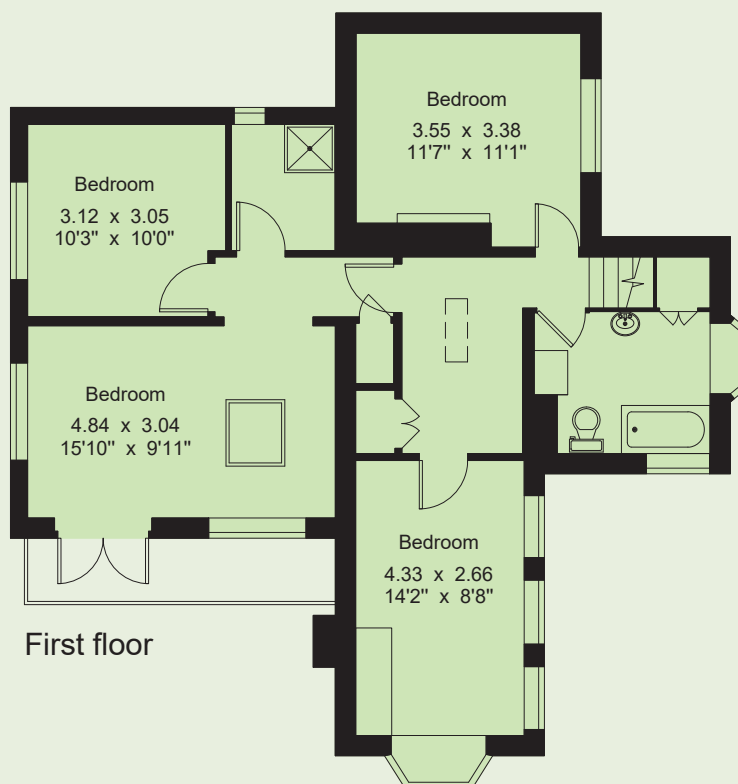
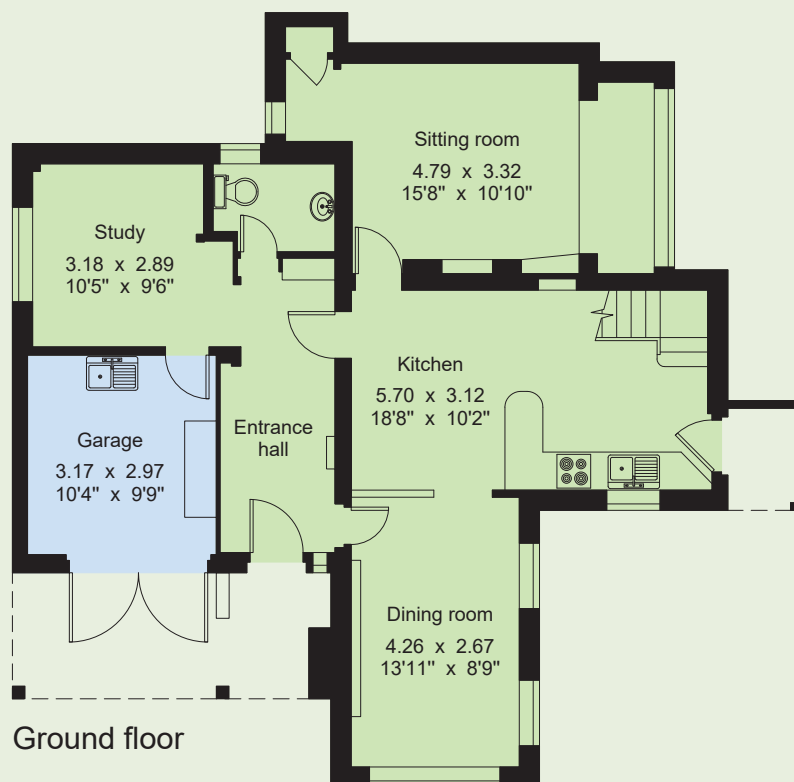
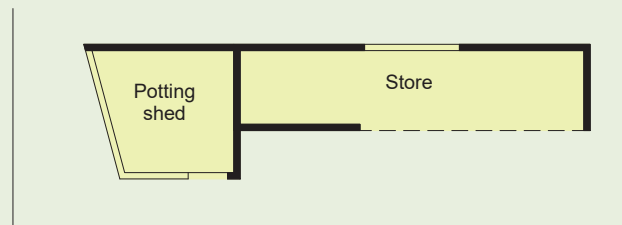
10 The Cottage, Tunbridge Wells

Gross internal area (approx.)

- House - 144.9 sq m (1559 sq ft)
- Garage - 9.6 sq m (103 sq ft)
- Store / Potting Shed - 10.2 sq m (109 sq ft)

For identification only - Not to scale

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Photographs Taken March 2019

Brochure Prepared April 2019

PH914052

