



Little School House, Shaftesbury Road, Tunbridge Wells, Kent TN4 9PD

Guide Price £515,000 Freehold

When experience counts...

est. 1828
bracketts

This characterful home forms part of a prestigious recent development being the conversion of a Victorian school building. The house is finished to a high specification and retains many original features. The appealing mews setting affords a pretty private courtyard and tandem off road parking facilities - a rare commodity in such a central spot. The finish boasts a painted Burnhill galley-style kitchen with integrated Neff appliances and quartz work surfaces with matching upstands. To the ground floor there is engineered oak flooring throughout, aluminium windows and matching French doors from the living room, glazed balustrades to the staircase and exposed beams to the first floor. There are white sanitary fittings, with chromed furniture, to the en suite and bathroom. Outside, the pretty courtyard has a blend of new and Victorian brickwork enhancing privacy. There are outside lights and a tap. The property enjoys a secluded location in a no-through road in the heart of the St John's area being within a few hundred yards of the revitalised amenities along St John's Road with its local schools, independent cafes, retailers and bus services. The Royal Victoria Place shopping centre and pedestrianised precinct is about 0.5 of a mile distant, as is access onto Tunbridge Wells Common - a delightful feature of the town extending to 75 acres. For commuters, Tunbridge Wells station is about 1 mile to the south.

- A Modern Mews-Style Terraced House
- Characterful Features
- Finished to a High Specification
- Secluded Location in No-Through Road
- Situated in the Popular St John's Area
- Living / Dining Room, open plan to Kitchen
- Utility Room
- 2 Bedrooms & 2 Bathrooms
- Private Courtyard Garden
- Off Road Parking for 2 Cars





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

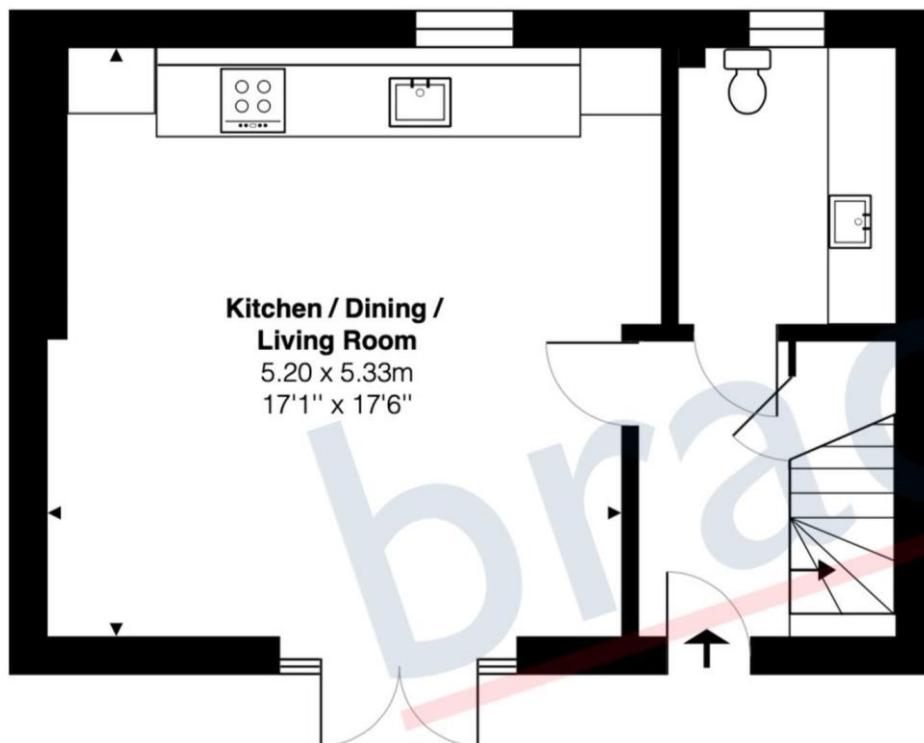
Council Tax Band: D



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Gross Internal Floor
Area Approx
866 sq ft (80.4 sq m)**



**Ground Floor
Approx Internal Area
433 sq ft (40.2 sq m)**



**First Floor
Approx Internal Area
433 sq ft (40.2 sq m)**