



Wilderness Cottage, Shandon Close, Pembury Road, Tunbridge Wells TN2 3RG

Price Range: £525,000 - £550,000 Freehold

When experience counts...

est. 1828  
**bracketts**



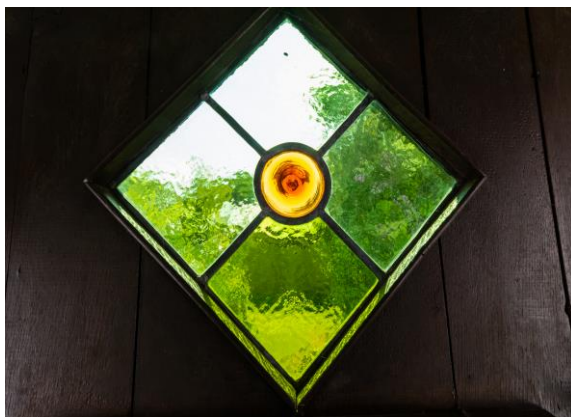
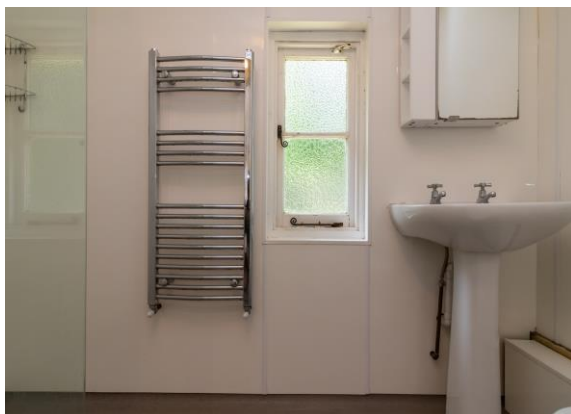
**NO ONWARD CHAIN** - A detached single storey Victorian lodge tucked away down a private drive in the favoured St James' area, very close to Dunorlan Park. This property offers potential to extend (subject to the usual consents) and has space to either side, as well as a driveway that runs the depth of the plot which provides parking for several cars, together with the potential to create additional parking, if required. There is an entrance lobby, large reception room with bay window, plus two additional windows to the front. At the rear are two bedrooms, both overlooking the garden. There is a shower room and a fitted kitchen with door to the garden. The garden is part walled and is L-shaped, with a good sized level lawn to the side and rear. To the other side is the driveway. Priced to allow for cosmetic updating and a wonderful opportunity to secure a character detached home in a prime location.

Tunbridge Wells town centre is within 0.6 mile, the main gates to Dunorlan Park are 0.4 mile and access to the A21 under 3 miles.

- Detached Victorian Lodge
- Good Sized, Part Walled Garden
- Parking
- Large Reception Room
- Fitted Kitchen
- 2 Bedrooms
- Shower Room
- Private Road
- Popular St James' Area
- No Onward Chain







## 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. 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.

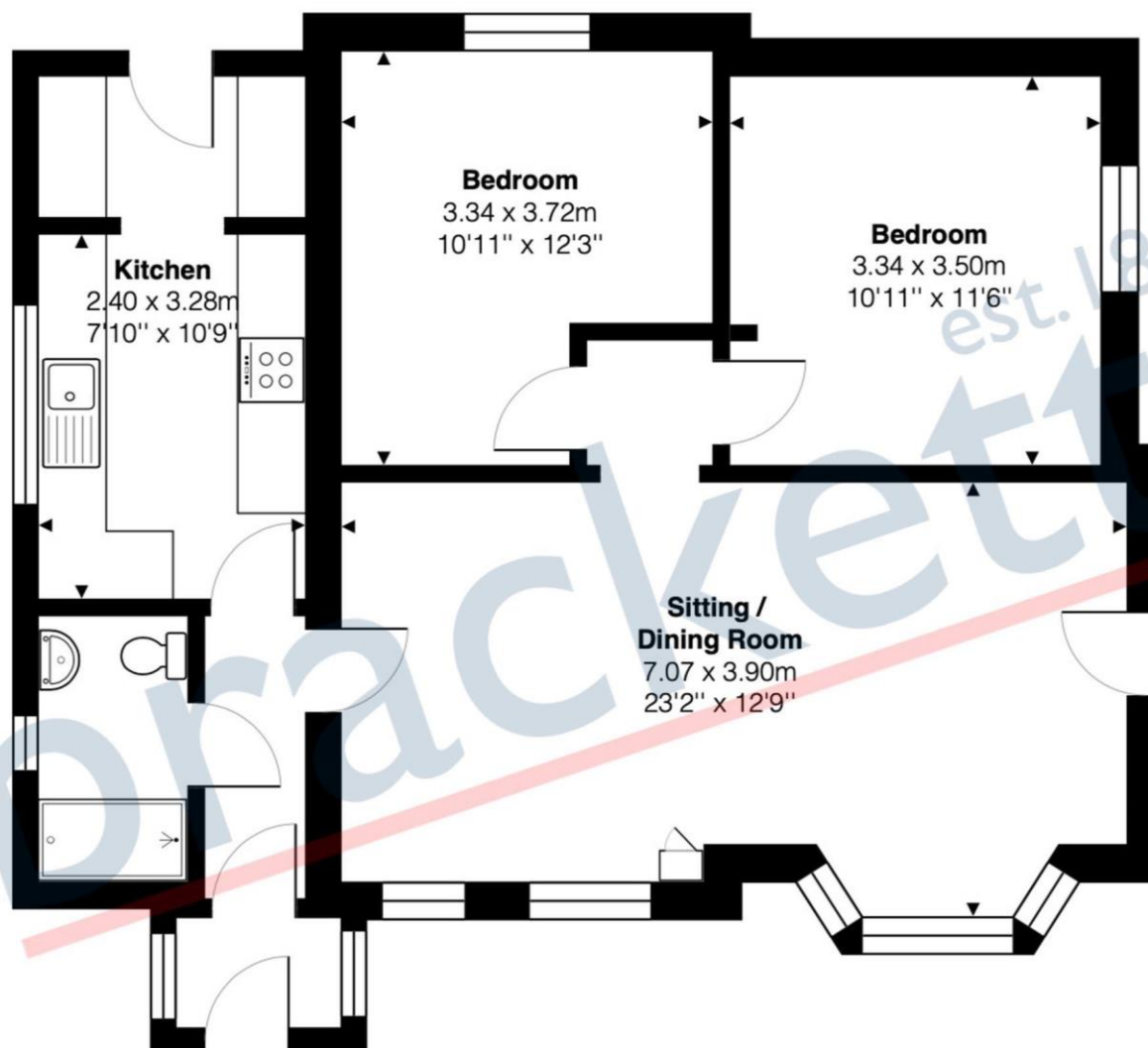
## Additional Information:

Council Tax Band: D



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Internal Floor Area Approx 783 sq ft (72.8 sq m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		53
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC