



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

Guide Price £545,000 Freehold

When experience counts...

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Forming part of a prestigious recent development, a tasteful and thoughtful conversion of a former Victorian school building. The Little School House, which is finished to a high specification, retains many original features, including exposed timber beams blended with industrial style windows and doors around an appealing new setting with pretty southerly private courtyard and tandem off-road parking for two cars, a rare commodity in a central location. The finish boasts painted Burnhill galley style kitchen with integrated Neff appliances, quartz worktops and matching upstands. To the ground floor there is engineered oak flooring throughout, as reference aluminium windows and matching French doors from the living room, raised balustrade to the stairs and exposed beams on the first floor. There is white sanitary ware with chrome furniture to the en suite and bathroom. Outside with a blend of original Victorian and modern brickwork is a south facing courtyard where there are outside lights and an outside tap. The property enjoys a secluded located in a cul de sac in the heard of St Johns, being within a few 100 yards of the revitalised amenities along St Johns Road with its schools, independent cafes, retailers and plentiful bus services. The Royal Victoria Place Shopping Centre and pedestrian precinct is 0.5 mile distant, as is access onto Tunbridge Wells Common and for commuters Tunbridge Wells Station is about a mile to the south.

- Characterful mews style terrace house
- Many original features
- High specification of finish
- Set in a cul de sac
- Favoured location in St Johns area
- Engineered oak flooring to ground floor
- Fitted kitchen
- Utility room / WC
- 2 bedrooms / 2 bathrooms
- Off road parking





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:

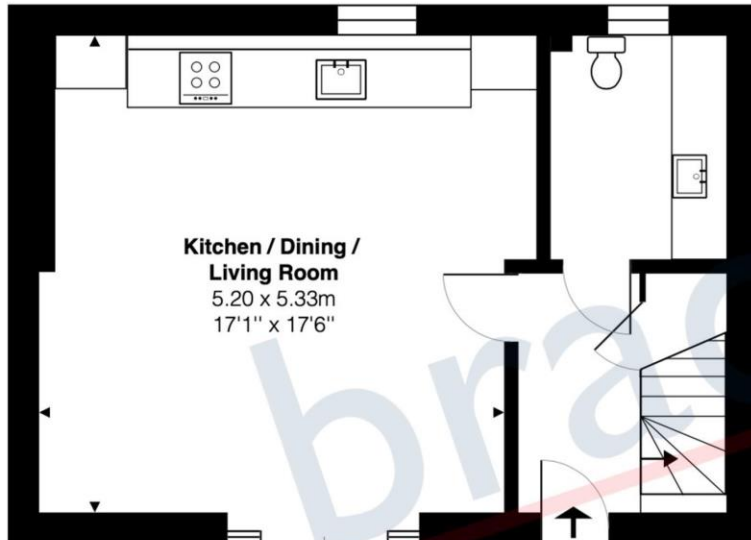
Council Tax Band: D



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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)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 93 |
| (81-91) B | | 81 | |
| (69-80) C | | | |
| (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 |  |