



Little Cot

8A Boyne Park, Tunbridge Wells, Kent, TN4 8ET

Batcheller
Monkhouse

Our Corner of England

Little Cot

An excellent detached family home set in private gardens with good driveway parking and garage. Located in a sought after residential road close to the town centre, mainline station and favoured schools.

Ground Floor

- Entrance Hall
- Cloakroom
- Drawing Room with Balcony
- Dining Room
- Kitchen/Breakfast Room
- Utility Room

First Floor

- Main Bedroom with En Suite Bathroom
- 2 further Bedrooms
- Family Bathroom

Outside

- Garage
- Parking
- Mature Gardens



DESCRIPTION

Little Cot has been in the current ownership for the last 20 years and provides flexible accommodation and attractive mature private gardens. It is conveniently located for the town centre (0.5 of a mile), the station (0.7 of a mile) and sought after schools.

The main features of the property include:

- **Entrance hall** with understairs cupboard, coats cupboard, stairs turning and rising and **cloakroom** to one side.
- Stairs from the entrance hall lead to a half landing and the **drawing room** with feature fireplace with gas fire and granite hearth, window to rear and doors opening onto a balcony to the front.
- To the other side of the entrance hall double doors lead to the **dining room** with bay window to the front and wooden finish flooring.
- **Kitchen/breakfast room** with a range of wall mounted and low level wooden cupboards and drawers, working surfaces extend to a breakfast bar, space for oven with extractor hood above, dishwasher, fridge freezer, window to rear and doors opening to the garden.
- **Utility room** with stable door to side with space for a further fridge or freezer, and gas fired boiler.
- On the first floor is the **main bedroom** with window overlooking the garden, wardrobe cupboards and **en suite bathroom** with electric shower over bath, vanity units with inset double sink and WC.
- There are **2 further bedrooms** and a **family bathroom** with corner bath, sink and WC.

OUTSIDE

The driveway providing parking for several cars leads to the garage. There is a raised area of lawn with retaining wall, flower beds, shrubs borders and screening hedge. A gate provides side access to the rear garden.

The rear garden is mostly laid to lawn with a broad paved terrace and a range of mature shrubs and trees, summerhouse and garden shed.





AMENITIES

Local: Little Cot is situated in the heart of Tunbridge Wells with the town centre only 0.5 of a mile distant. The Royal Victoria Shopping Centre is close at hand alongside boutique retailers, cafes, restaurants, bars and theatres. The mainline station is only 0.7 of a mile distant.

Towns: Tonbridge (7.6 miles), Sevenoaks (13.8 miles), Gatwick (23 miles).

Transport: Tunbridge Wells mainline station (0.7 of a mile) with services to London Bridge/Cannon Street/Charing Cross.

Schools: There is a good choice of well regarded primary and secondary schools close at hand in Tunbridge Wells including grammar schools, along with private schools in the area.

Leisure: Tunbridge Wells Common for woodland walks, open green space and Wellington Rocks. Tunbridge Wells Sports Centre. Nevill Golf Club. Assembly Hall and Trinity theatres.

DIRECTIONS

From Tunbridge Wells town centre head on to Mount Ephraim and as you pass the Royal Wells Hotel on the right hand side take the next turning on the right into Boyne Park where the property will be found after a short distance on the right hand side.

What3Words: repay.words.apple

Additional Information

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): All mains services connected

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K562787

EPC: EPC rating D

Council Tax Band: G

GUIDE PRICE £1,000,000 - £1,100,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
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Tunbridge Wells
01892 512020
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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

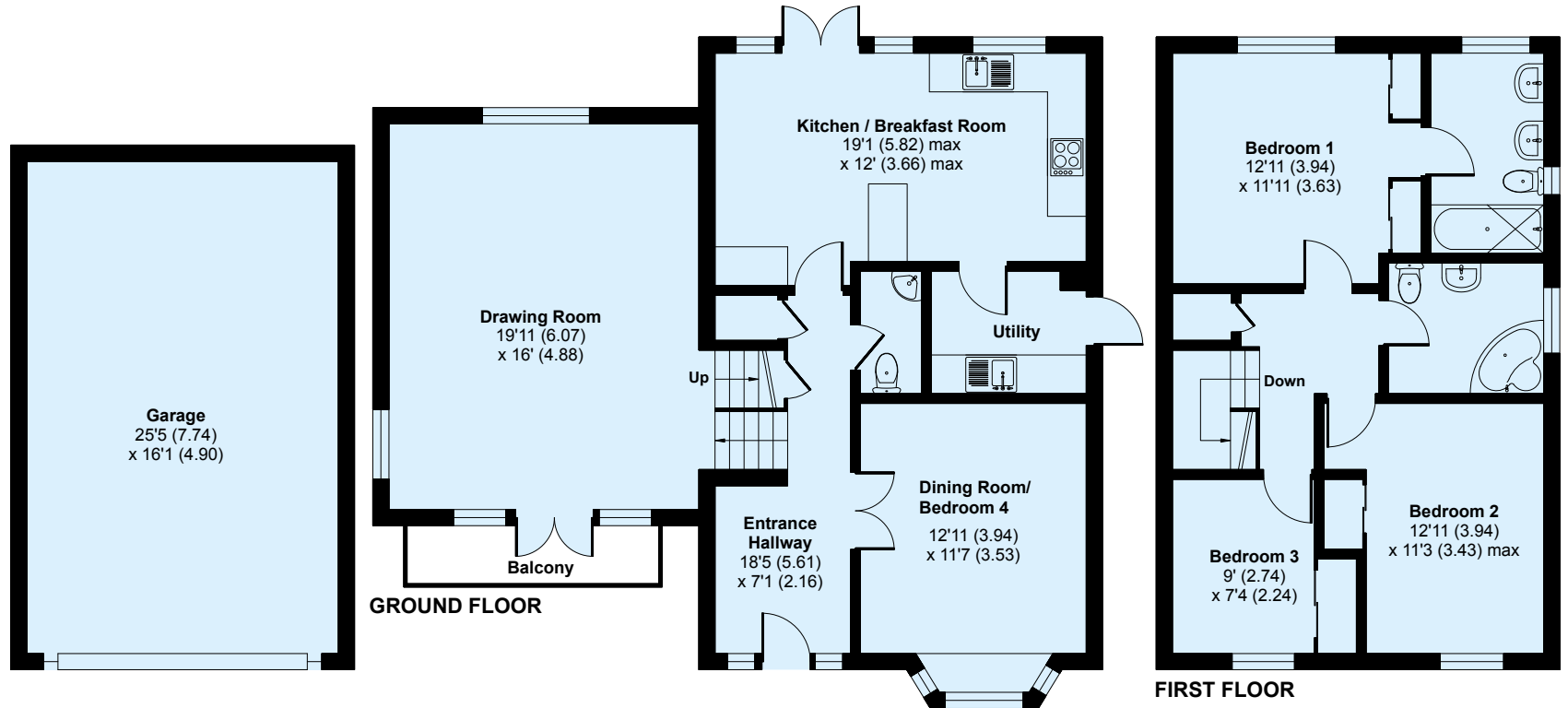
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Approximate Area = 1535 sq ft / 142.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Batcheller Monkhouse. REF: 1050208

