



MAY COTTAGE, HALLS HOLE ROAD  
TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £635,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# May Cottage

Halls Hole Road,  
Tunbridge Wells, TN2 4RE

**Kitchen/Breakfast Room - Open Plan Lounge/Dining Area  
With French Doors To Garden - Ground Floor Shower  
Room - Ground Floor Bedroom With French Doors To  
Garden - First Floor Area - Two Further Bedrooms - En-  
Suite Shower/Wet Room - Attractive Private Garden -  
Two Private Parking Spaces**

Located towards the rural outskirts of Tunbridge Wells yet still with ready access to both Pembury Road and the town centre, a three bedroom semi detached period property with most attractive and well stocked rear gardens, two private parking spaces and also the beneficiary of significant works by the current owners to include the installation of contemporary kitchen and bathroom and a two bedroom loft conversion with further en-suite shower room. As currently arranged, the property has a large and most attractive lounge with feature wood burner and doors opening onto the aforementioned gardens, a ground floor bedroom and a spacious kitchen and further bathroom. On the upper floor there are two good sized bedrooms, one of which has an en-suite facility. A glance at the attached photographs will give an indication as to the style and attractiveness of this proposition, what is perhaps readily less obvious is the benefit of its peaceful and most pleasant locale and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed stable door leading to:

## **KITCHEN/BREAKFAST ROOM:**

Fitted with a range of wall and base units with a complementary wood block work surface. Inset double Butlersink with mixer tap over. Inset four ring hob with extractor hood over and feature tiled wall. Integrated 'Bosch' double electric oven. Integrated fridge and freezer, wine storage area. Breakfast table with seating for two people. Good areas of general storage. Tiled floor, feature radiator. Higher level Velux window and Georgian style double glazed windows to the front. Door leading to:



**OPEN PLAN LOUNGE & DINING AREA:**

Wood effect flooring, five radiators, various media points, wall mounted thermostat control. Contemporary style cast iron wood burner. Ample space for lounge furniture and entertaining and for a dining table and chairs. Stairs to the first floor. Two bay windows each with inset Georgian style double glazed French doors and windows to either side leading to the rear garden. Window to the front and a higher level Velux window. Door leading to:

**GROUND FLOOR SHOWER ROOM:**

Wall mounted wash hand basin with mixer tap over and storage below, wall mounted mirror, low level WC, walk-in shower with feature tiling, single head over and fitted glass screen. Fitted cupboards housing the washing machine and further good storage space, additional areas for coats etc with areas of fitted storage and coat rails. Feature tiled floor, feature tiled walls, towel radiator, inset spotlights to the ceiling, extractor fan. Opaque window to the rear.

**GROUND FLOOR BEDROOM:**

Carpeted, radiator, textured ceiling and coming. Of a good size with ample room for a double bed and associated bedroom furniture. Double glazed windows to the front and double glazed French doors to the rear garden with windows to either side.

**FIRST FLOOR AREA:**

Carpeted stairs that are subdivided to right and left. Higher level Velux window. Doors leading to:

**BEDROOM:**

Carpeted, radiator, areas of sloping ceiling, inset spotlights to the ceiling. Areas of fitted under eaves storage units. Space for a double bed and associated bedroom furniture. Velux window looking toward the garden.

**BEDROOM/STUDY:**

Carpeted, radiator, areas of sloping ceiling, inset spotlights to the ceiling. Areas of fitted cupboards in the under eaves storage. Two sets of Velux windows looking toward the garden.

**EN-SUITE SHOWER/WET ROOM:**

Wall mounted wash hand basin with mixer tap over, double head shower, low level WC. Tiled floor, feature tiled walls, wall mounted radiator, areas of sloping ceiling. Velux window to the rear.

**OUTSIDE:**

The property enjoys a most attractive private garden with a good area of brickwork to the immediate rear of the property affording excellent space for garden furniture and entertaining and for numerous pot plants. Wooden storage unit. Gate leading to the side which in turn leads to the property's two private parking spaces beyond.



The garden has a reas of covered trellising and gravel and steps lead up to a main area of lawn with deep and well stocked shrub beds with specimen plants and Acer trees and good levels of retaining hedging.

**SITUATION:**

May Cottage is located in a group of converted farm buildings on the very fringes of Tunbridge Wells. Indeed, it is as close to being semi rural as one would find in any town. The property is only a short drive to the local Tesco superstore, the A21 trunk road and Pembury village with its convenient stores, pubs and village green. Royal Tunbridge Wells itself is some 1.5 miles distant and offers a host of independent retailers, restaurants and bars along the Pantiles, Chapel Place and the Old High Street and Mount Pleasant areas alongside a good mix of multiple retailers primarily at the Royal Victoria Place shopping mall and associated Calverley Road pedestrianised precinct. The town has an excellent choice of schools including primary, secondary, independent and grammar. An interesting feature of the property is its proximity to local footpaths that give far access to town and useful bus stops than one would expect.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

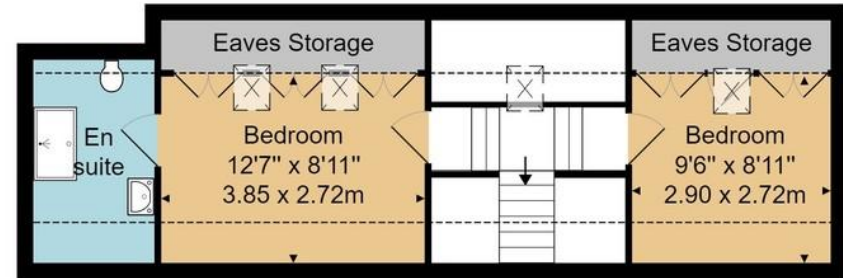


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**First Floor**



**Ground Floor**



Approx. Gross Internal Area 1142 ft<sup>2</sup> ... 106.1 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.