



Oakridge, Beechwood Mews
Tunbridge Wells, Kent



CHAIN FREE An impressive, well-presented, and spacious home, forming part of an exclusive, quiet, and picturesque development of just four dwellings with a delightful rural backdrop, secluded garden, and benefiting from parking and a large double garage within easy reach of the town centre and Dunorlan Park.

Guide price £600,000-£625,000 Freehold

Situation:

The property is situated in a convenient yet tucked away location close to Dunorlan Park and approximately a mile from the town centre and mainline station.

The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks.

Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25.

There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

Description:

The property is an impressive and elegant conversion forming part of an exclusive mews development with just three other dwellings and is well presented throughout with a stunning living room with vaulted ceiling.

The accommodation includes; a spacious entrance hall with large airing cupboard and additional useful storage cupboard; a well-proportioned dual-aspect kitchen with a wide range of shaker style wall and base units, complimentary work surfaces, attractive tile splashbacks, and integrated appliances including AEG hob and extractor, AEG double oven, Miele fridge and freezer, Siemens dishwasher, and Miele washing machine; an impressive and exceptionally spacious living room (extending to almost 32ft), with vaulted ceiling featuring delightful natural timber beams, brick fireplace housing a living flame gas wood burner, and triple bay windows providing a great deal of light with a door giving access to the secluded garden. The property also benefits from three bedrooms, with the spacious dual-aspect principle bedroom benefiting from an extensive range of fitted wardrobes and bedroom furniture, as well as an ensuite with large walk in shower with attractive wall and floor tiling. In addition, there is a good-sized family bathroom with feature foot and claw roll top bath with period style taps and shower attachment, with the room being complimented by attractive ceramic wall tiles with mosaic border, as well as tiled flooring.

The property is approached via a gravelled drive and benefits from a large double garage with electric door. To the rear is a good-sized secluded garden, mainly laid to lawn, bordered by a variety of mature, shrubs, flowers, and plants, a large patio ideal for entertaining, and a shed. To the side as an additional paved area with outside tap, which is accessed via a pretty rose arch.

Services: Mains water, electricity and gas

Local Authority: Tunbridge Wells Borough Council (01892) 526121

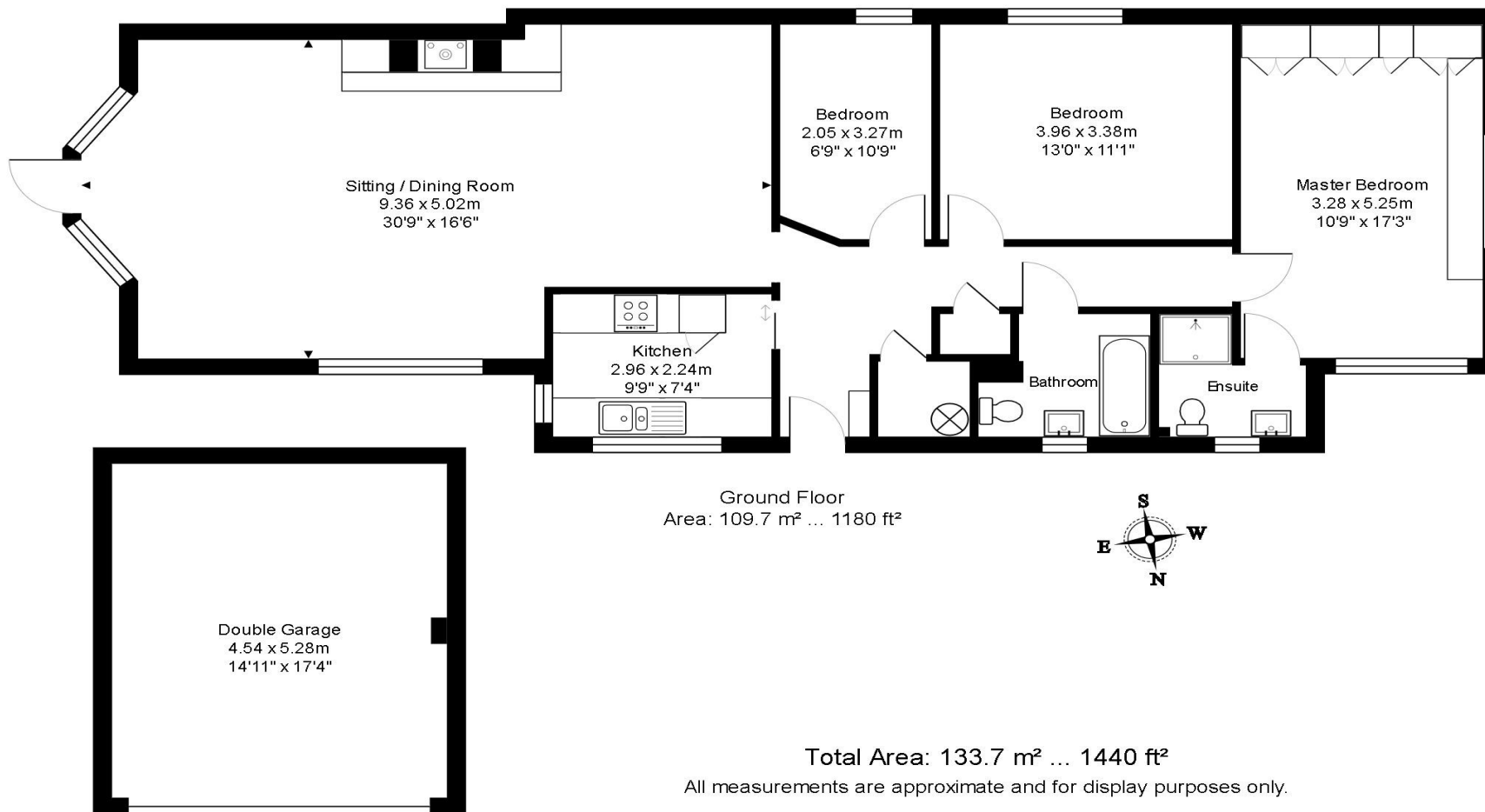
Current council tax band: F (£2717.06 per annum)

Current EPC rating: E

Postcode: TN2 3QA

01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Outbuilding
Area: 24.0 m² ... 258 ft²

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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