



Berkeley Road, Tunbridge Wells, Kent, TN1 1YR  
Guide Price £699,950 Freehold

When experience counts...

est. 1828  
**bracketts**

A charming three storey Grade II Listed half tile hung house located in the very heart of the 'village area' and with the unusual benefit of off street parking behind the gated entrance. The reception room has a log burning stove and also on the ground floor level is bedroom 3 / study with its en suite shower room. The turned stairs take you to the kitchen / dining room with bi-fold doors to a sunken garden with a southerly aspect and spiral stairs to the garden level. The kitchen has a defined dining area with wood panelling and matching L-shaped bench seating with storage. The kitchen area has Shaker units, quartz worktops and space for an American fridge / freezer and a Range cooker. The matching stone effect flooring extends across the room and the exposed painted beams give a country cottage feel. Also on this floor is a utility / cloakroom. The top floor has two bedrooms and a stylish, contemporary bathroom and all the windows enjoy a southerly aspect. The property is well screened from the road with closeboarded fencing and has a level area of lawn and off street parking. Opportunities to secure a house in the 'village' with parking are few and far between and this house comes highly recommended.

- Village Area
- Grade II Listed Cottage
- Southerly Aspect
- Three Storey
- Off-Street Parking
- Three Bedrooms
- 23 ft Kitchen / Diner
- Shower Room plus Bathroom
- Utility Room
- Garden and Courtyard





## 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.

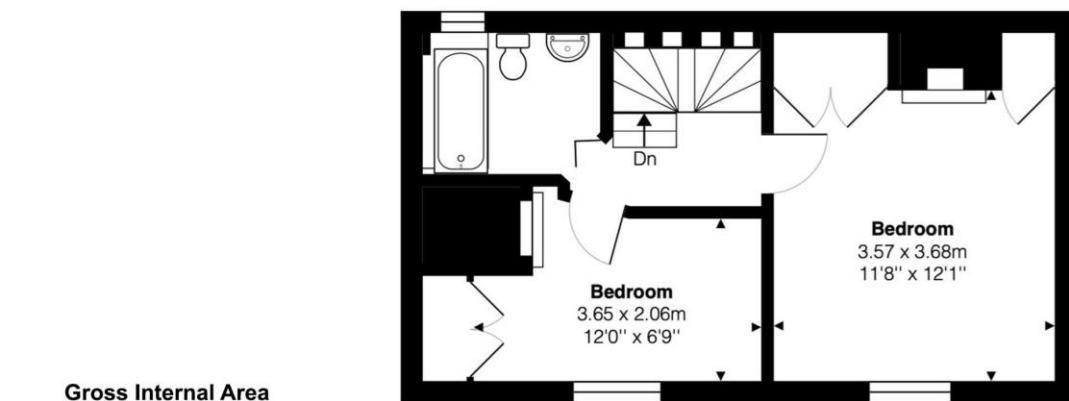
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

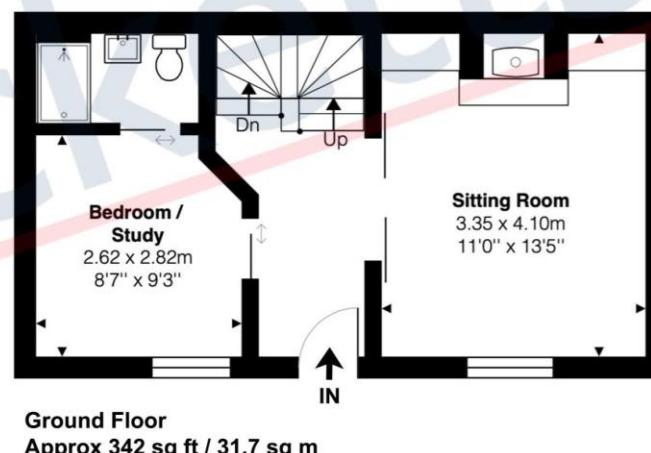
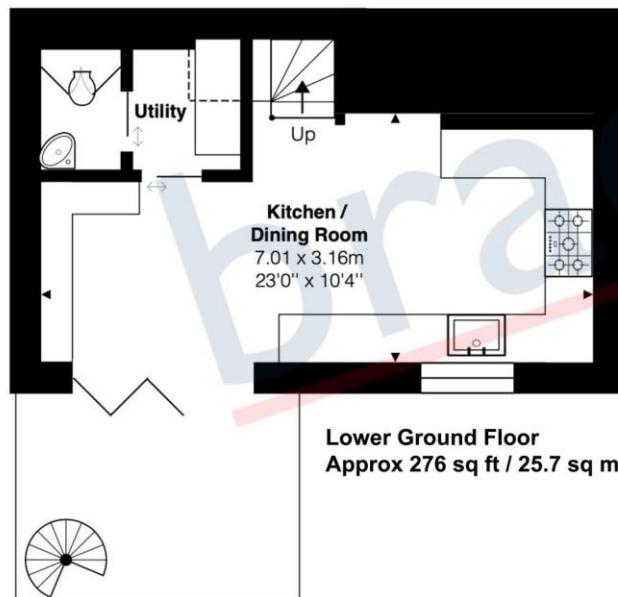
Council Tax Band: D



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



**Gross Internal Area**  
Approx 1000 sq ft / 92.9 sq m



27-29 High Street  
Tunbridge Wells, Kent TN1 1UU  
01892 533733  
[tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

When experience counts...

est. 1828  
**bracketts**