

BROOMY BANK COTTAGE

BUNNY LANE, TUNBRIDGE WELLS, EAST SUSSEX TN3 9HA



BROOMY BANK COTTAGE

DEVELOPMENT OPPORTUNITY

HANDSOME ABERGAVENNY COTTAGE ON THE EDGE OF THE HISTORIC ERIDGE ESTATE, WITH PLANNING PERMISSION FOR REFURBISHMENT AND EXTENSION TO CREATE A 4 BEDROOM DETACHED HOUSE, DESIGNED BY STEPHEN LANGER

Current accommodation of 1,547 sq ft:

- entrance porch
- 3 reception rooms
- kitchen
- utility room
- garden room
- bathroom
- store room
- 2 bedrooms
- cellar
- in total about 1 acre
- Planning Permission: Ref: WD/2015/1146F, dated 7 August, 2015 for refurbishment and extension to existing dwelling house and construction of a replacement detached garage
- EPC = G

Proposed accommodation of approximately 2,498 sq ft:

- entrance porch
- entrance hall
- sitting room
- kitchen/dining room
- utility room
- cloakroom
- 4 bedrooms
- study
- 3 bath/shower rooms
- detached garage



DESCRIPTION

Located within a good sized plot in a convenient position on the Tunbridge Wells side of the historic Eridge Estate, this classic unlisted red brick property is offered for sale for the first time, having been home to the tenanted game keeper for the last 50 years.

The property requires complete modernisation and local architect Stephen Langer has delivered a design for refurbishment and extension of the existing property. This is in keeping with the characteristics of the area, and embraces the vernacular building traditions and detailing of the Eridge Estate.

Externally, the property has many pretty period features, including decorative chimney pots, masonry and tiling. The distinctive Abergavenny family monogram and emblems feature over the western entrance, and this historic heart of the house will remain in situ. The new footprint will closely follow the original footprint, but will extend approximately 2.5m further to the South.

As a condition of the planning, which includes the construction of a detached garage, the miscellaneous outbuildings on the site will be removed.

SITUATION

Broomy Bank cottage is situated on the North side of the historic Eridge Estate, with its 3,000 acres of spectacular private parkland and woodland, yet just 2.5 miles South of Tunbridge Wells town centre. The property is set on a generous plot, encircled and screened by mature trees off Bunny Lane, which links the popular Sussex villages of Frant and Eridge. A private gated driveway leads up to the property from Bunny Lane. The entrance to the driveway is shared with Kember Loudon Williams planning practice, their office access running parallel to the East boundary of the site.

Private and State Schools: Frant Primary School, Holmewood House in Langton Green, The Mead and Rose Hill Preparatories in Tunbridge Wells, the Schools at Somerhill (Tonbridge), public schools in Sevenoaks & Tonbridge, Kent grammar schools in Tunbridge Wells and Tonbridge, Kent College for Girls in Pembury and Mayfield School for girls.

Mainline rail: Eridge (2 miles), with regular services to London Bridge in just over 60 minutes or Tunbridge Wells (2.5 miles) and Frant (3.7 miles), London Charing Cross and Cannon Street.

Communications: The A26 runs through Tunbridge Wells, joining the A21 just North of the town, which in turn leads directly to the M25 London orbital and the national motorway network. Gatwick airport is about 24 miles to the west along the A264.

Directions: From the Pantiles in Tunbridge Wells, head South on the A26 Eridge Road, keeping on this road for about 1.8 miles. Turn left onto Bunny Lane, pass the Fullers Farm Shop on the right-hand side and the entrance to Broomy Bank Cottage will be found after a short distance on the right-hand side, just before a sign for Kember Loudon Williams who share the entrance.

Services: Mains water and electricity. Private drainage.

Outgoings: Wealden District Council: 01892 653311.

Viewing

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Important Notice

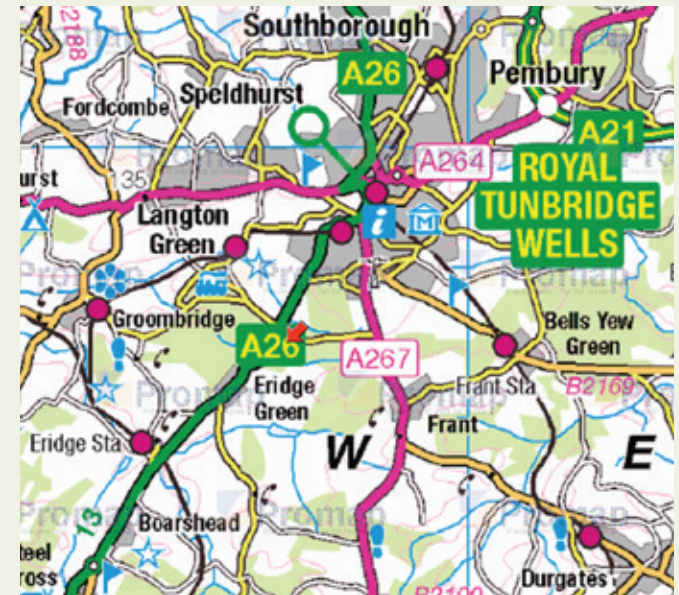
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Photographs taken: September 2015

Brochure Prepared: September 2015

SK:519081



Broomy Bank Cottage, Eridge Green

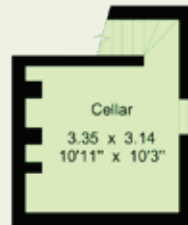
Gross internal area (approx.)

House - 143.8 sq m (1547 sq ft)

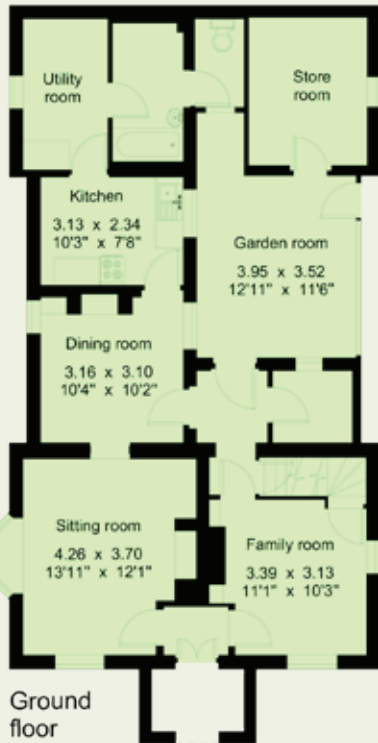
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First floor



Cellar



Ground floor

Broomy Bank Cottage, Eridge Green

Gross internal area (approx.)

Proposed - 232.1 sq m (2498 sq ft)

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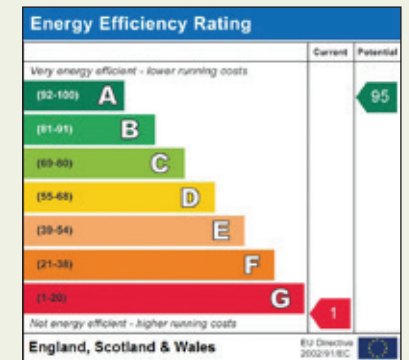


Cellar



Ground floor

First floor



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