



Lodge Etherton, Stockland Green Road, Tunbridge Wells, Kent TN3 0TX

**Guide Price £1,250,000 Freehold**

*When experience counts...*

est. 1828  
**bracketts**



**Lodge Etherton  
Stockland Green Road  
Tunbridge Wells  
Kent  
TN3 0TX**

This substantial and characterful home has accommodation approaching 2,500 sq.ft. with oil fired central heating, five bedrooms, three reception rooms and enjoys an enviable location with a rural feel and outlook that is yet convenient to a range of highly regarded schools in Tunbridge Wells and Tonbridge - the latter also affords fast train services to London in less than 40 minutes.

**Ground Floor:**

**Generous Hallway. Cloakroom. Living Room.  
Dining Room. Garden Room.  
Kitchen / Breakfast Room. Utility / Laundry Area.  
Office. Store.**

**First Floor:**

**Principal Bedroom with En Suite Bathroom.  
4 Further Double Bedrooms. Family Bathroom.**

**Outside:**

**Curved Driveway with Parking and Turning Area.  
Garage. Workshop. Greenhouse.  
Hard Surface Tennis Court.  
Delightful Feature Parklike Grounds.  
In All the Total Plot Extends to Just Under an Acre.**

**GUIDE PRICE: £1,250,000 FREEHOLD**



## VIEWING

By appointment with Bracketts.

## LOCATION

Enjoying an enviable rural position bounded by local amenities afforded in Speldhurst, Bidborough and Southborough. Tonbridge mainline railway station is about 3.5 miles distant - here, fast commuter services to London are available in under 40 minutes. The A21, which connects to the coast and the M25 orbital motorway, is within 3 miles. Royal Tunbridge Wells town centre is less than 4 miles distant. The area is well served by sport and leisure amenities and a host of well regarded state and independent schools for all age groups.

## TO BE SOLD

Well screened and set back from Stockland Green Road, an individual home of great character with colour washed elevations under a primarily pitched slate roof owned by the sellers for several decades. The house features just under an acre of level garden, with a central tennis court, within which is also a summerhouse, garage, workshop and greenhouse.

## ACCOMMODATION

### Ground Floor

Panelled front door with side windows opening to:

### Generous Hallway

Engineered oak flooring and matching skirtings decorated with a chair rail. Double radiator. Ceiling and wall lights. Thermostat control for the central heating.

### Inner Hall

Understairs store cupboard. Radiator. Window to the front. Turned rise of stairs to the First Floor.

### Cloakroom

Accessed via a Cloaks Lobby. Door to WC with wash basin. Window to the rear.

### Living Room

Bay window to the side. Second aspect via glazed double doors to the rear garden. Fireplace with an open flue and 'marble' tiled hearth, surround and painted mantel. Fitted furniture to one alcove. Two double radiators. Twin wall light points.

### Dining Room

Bay window to the front of the property with double radiator beneath. Fireplace with painted surround and mantel. Book/display shelving to both alcoves. Glazed door and twin windows to:

### Garden Room

Twin aspects with bay window to the side and a further glazed window and doors to the front elevation. Double radiator. Picture rail.

### Kitchen / Breakfast Room

U-shaped sweep of working surface inset with a central stainless steel twin bowl sink with single drainer and mixer tap above. Base units. Plumbing provision for dishwasher. Provision for electric cooker. Oil fired Aga. Suspended wall cupboards. Window to the rear and door to:

### Utility / Laundry Area

Window to the side. Plumbing provision for washing machine. Shelved pantry cupboard. Further window. Electric consumer unit and meter. Doors accessing:

### Office

Twin windows overlooking the front of the house. Radiator. Further internal door to:

### Store

Window overlooking the front and door to the front.

### First Floor Landing

Door to airing cupboard housing a factory lagged hot water cylinder. Hatch to loft space.

### Principal Bedroom

Bay window to the side with views across the garden. Triple radiator. Wardrobe with blanket storage over.

### En Suite Bathroom

Wash basin in vanity surround with cupboard under, mirror, strip light and shaver socket above. Tiled surround to the bath fitted with an Aqualisa shower above the bath. WC. Radiator. Window to the rear.

### Inner Landing

Book/display shelving. Further access to the loft space.

### Bedroom 2

Twin aspects with a bay window to the side and twin windows to the front. Double wardrobe. Adjacent wash basin in vanity surround, strip light and mirror above. Radiator.

### Bedroom 3

Radiator beneath twin windows to the front elevation. Fitted double wardrobe. Vanity unit with wash basin with mirror and light above and storage beneath.

### Bedroom 4

Radiator beneath twin windows to the side. Double wardrobe with blanket storage above. Vanity unit with inset wash basin, mirror and strip light over.

### Family Bathroom

A white suite comprising a bath with full height ceramic wall tiling and fitted with an Aqualisa shower mixer over, wash basin, WC with tiled splashbacks. Chromed towel rail (electric). Radiator. Window to the rear.

### Bedroom 5

Twin aspects with windows to the front and side. Radiator. Access to an area of deep storage above the stairwell. Arched recessed area with inset vanity shelving with wash basin, cupboard under and mirror and strip light above.



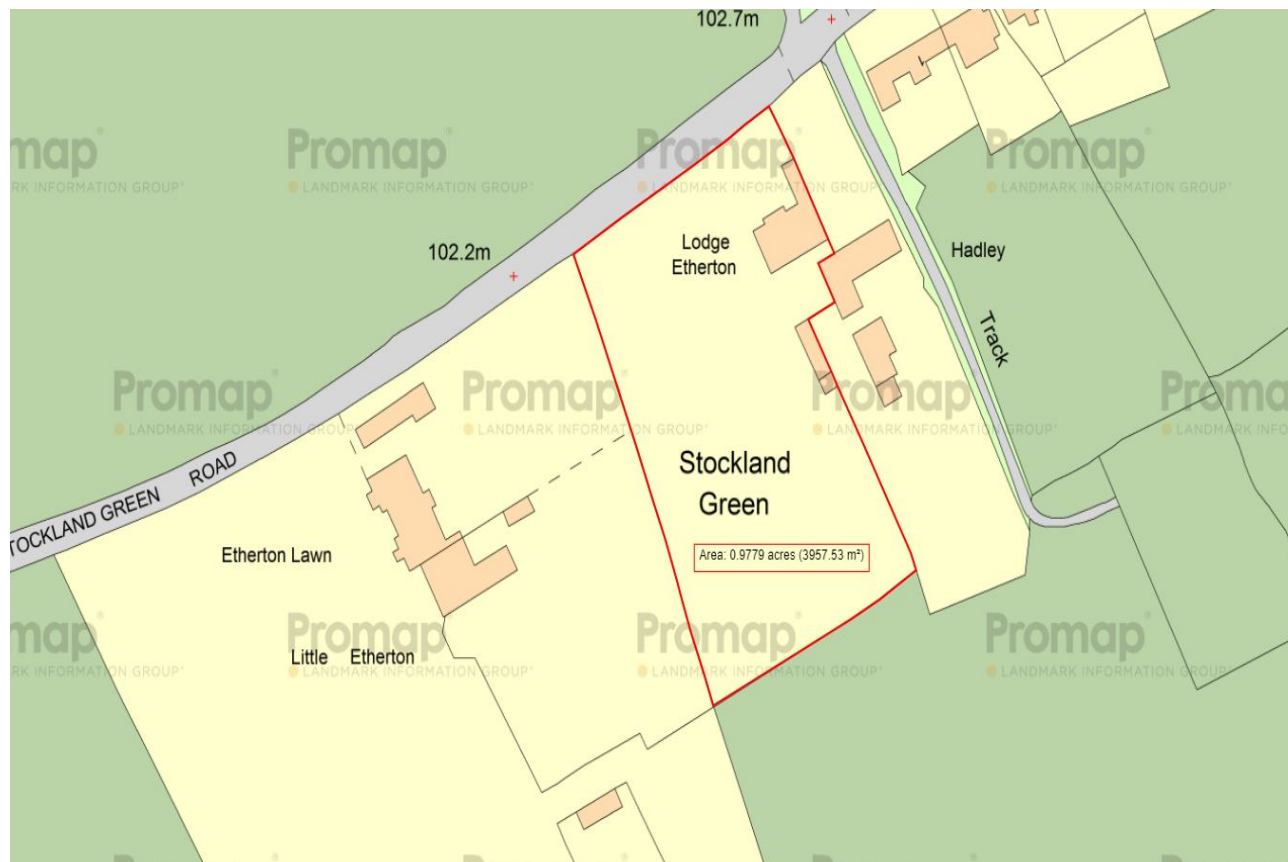
## OUTSIDE

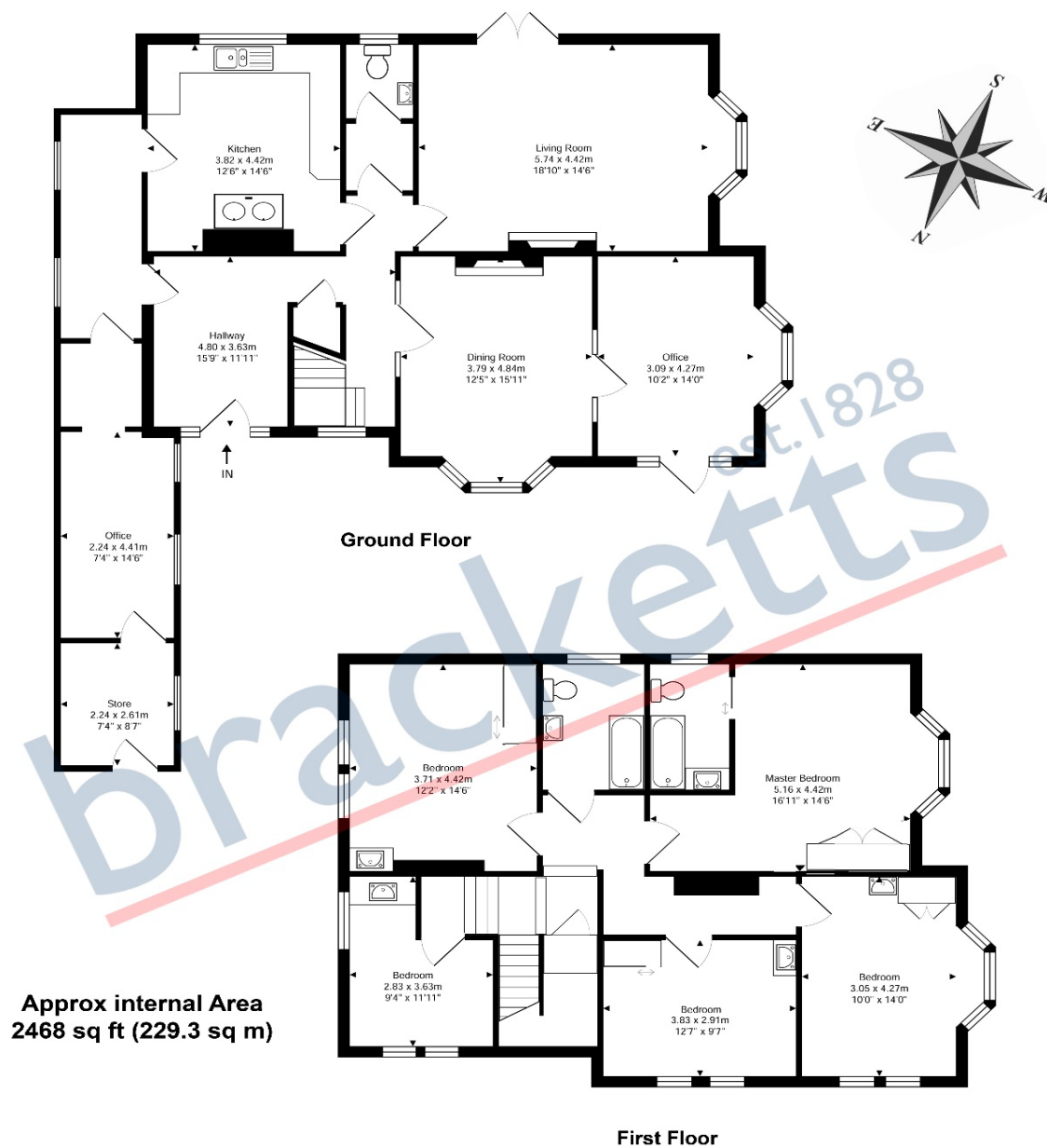
The parklike grounds that surround the property and comprise a level acre are a delightful feature of Lodge Etherton. From the road, a gate and curving driveway extends to the side of the house leading to parking and turning areas. Here, there is a rear courtyard, brick paved, with an outside tap, lights and access to a boiler cupboard housing the oil fired boiler for the heating and hot water.

The garden extends to just under an acre in total with level areas of lawn surrounded by beds and borders. There are large specimen trees that afford the garden a high degree of privacy. From the parking and turning area, a garage extends to a workshop. This, in turn, to a greenhouse and a central feature of the garden is the hard surface tennis court with high level fencing to three sides, adjacent to which is a curved seating area and screened beyond there are areas of productive garden, fruit cages and apple trees.

## ROUTE TO VIEW

Leave Tunbridge Wells in a northerly direction on the main A26 and at the traffic lights with Majestic Wine on the left, turn left into Speldhurst Road. Proceed into the countryside, passing allotments on the left and turn right into Bentham Hill, bear left into Stockland Green Road, passing cottages on the left, and directly opposite the junction with Frank's Hollow Road (on the right) take the second driveway on the left which leads to Lodge Etherton.





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      | 78        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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