



Alexandre Boyes

01892 354080

www.alexandre-boyes.co.uk



Badgers Holt, Nevill Court, Tunbridge Wells, TN4 8NJ



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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- Private Road
- Entrance Hall
- Sitting Room
- Dining Room
- Study
- Kitchen
- Utility Area
- Ground Floor Bathroom
- Bedroom One with Ensuite Bathroom and Balcony
- Three further Bedrooms
- Bathroom
- Summerhouse
- South Facing Gardens and Woodland of Circa 3 Acres (unmeasured by agent)
- Parking
- Garage.

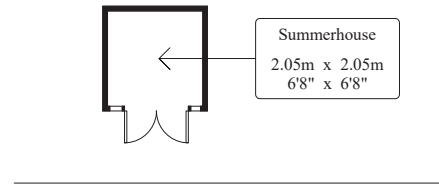
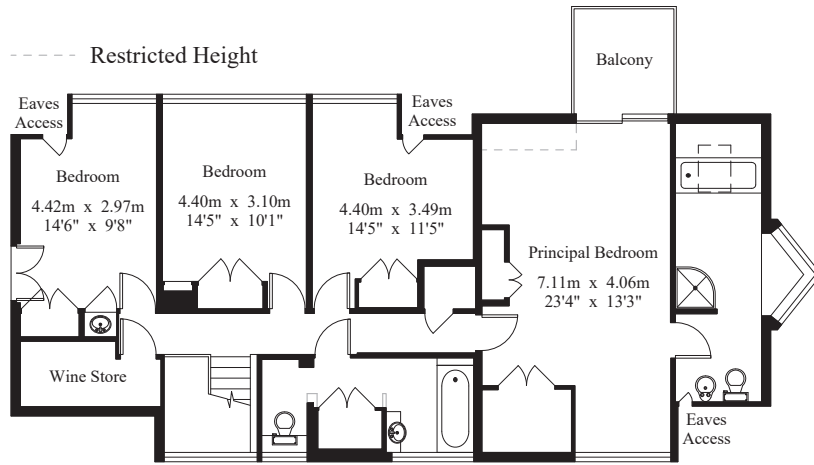


Badgers Holt is located in this highly sought after private road , overlooking its own gardens and woodland of circa 3 acres (unmeasured by agent), in this idyllic plot within walking distance of the town centre. The property which has been in the same ownership for the last fifty years holds a great deal of potential for enlargement or replacement ,subject to the relevant permissions. Viewing highly recommended.

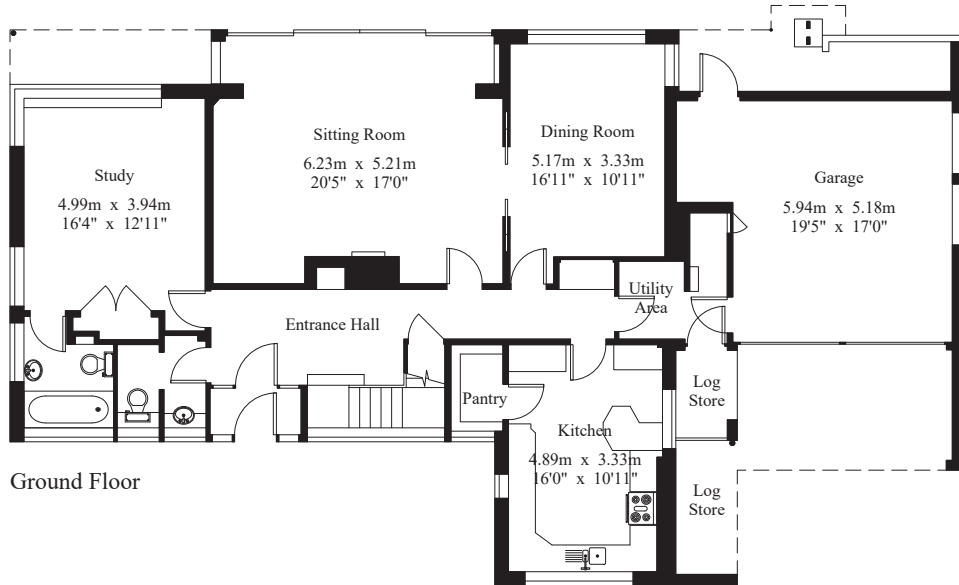
Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels, many within a short drive. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.

Viewing Strictly by appointment with Alexandre Boyes 01892 354080. 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





First Floor



Ground Floor

Badger's Holt

House - Gross Internal Area : 263.6 sq.m (2837 sq.ft.)

(Including Garage)

Summerhouse - Gross Internal Area : 4.2 sq.m (45 sq.ft.)



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

