

Bohemia, Eridge Green, East Sussex





Bohemia, Eridge Park, Tunbridge Wells

A wonderful collection of detached properties including an attractive Edwardian family house, a cottage, guest house and single storey dwelling, all set within about 8.9 acres, in a sought-after location in Eridge Green, close to the amenities of Tunbridge Wells.

Tunbridge Wells station 2.4 miles (London Bridge from 42 minutes). Rotherfield 3 miles. Eridge station 3.2 miles (London Bridge from 63 minutes). Crowborough 5.6 miles. Gatwick airport 24 miles. Brighton 32 miles. London 41 miles.
(All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: E

Services: Mains water and electricity. Private drainage.

Heating: Main house - oil; Cottage - electric underfloor;
Guest House - electric; The Kennels - dual fuel (mineral
and wood).

The Property

Bohemia comprises a collection of detached properties located in a wonderful and sought-after position in Eridge Green, within close proximity to Tunbridge Wells. The properties are in need of some updating and refurbishment but offer well-proportioned reception rooms and family accommodation. The collection of properties surrounding the main house provide ancillary accommodation and comprise the following:-

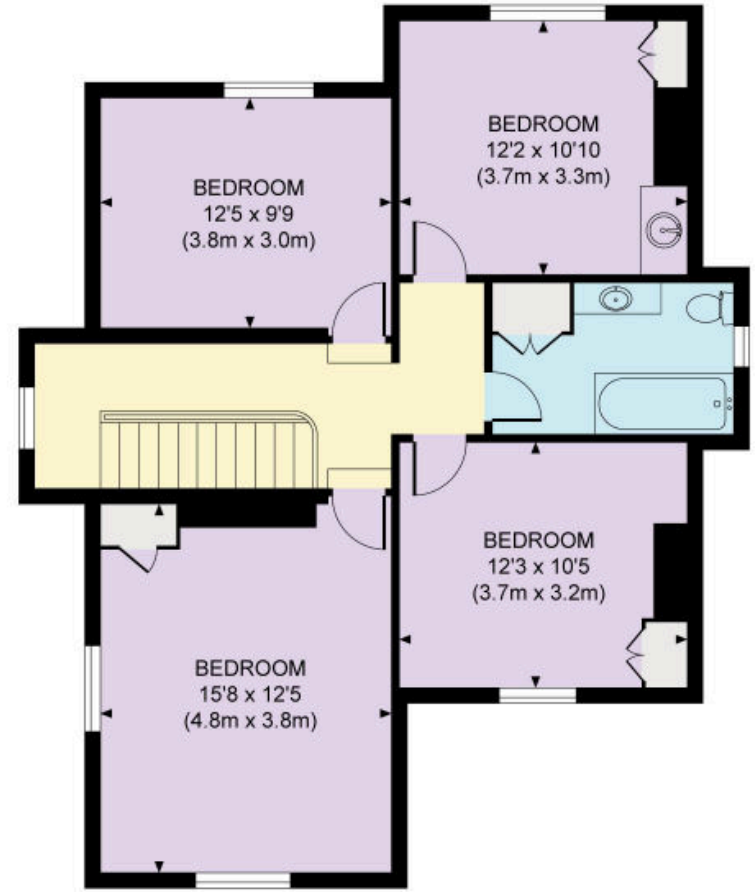
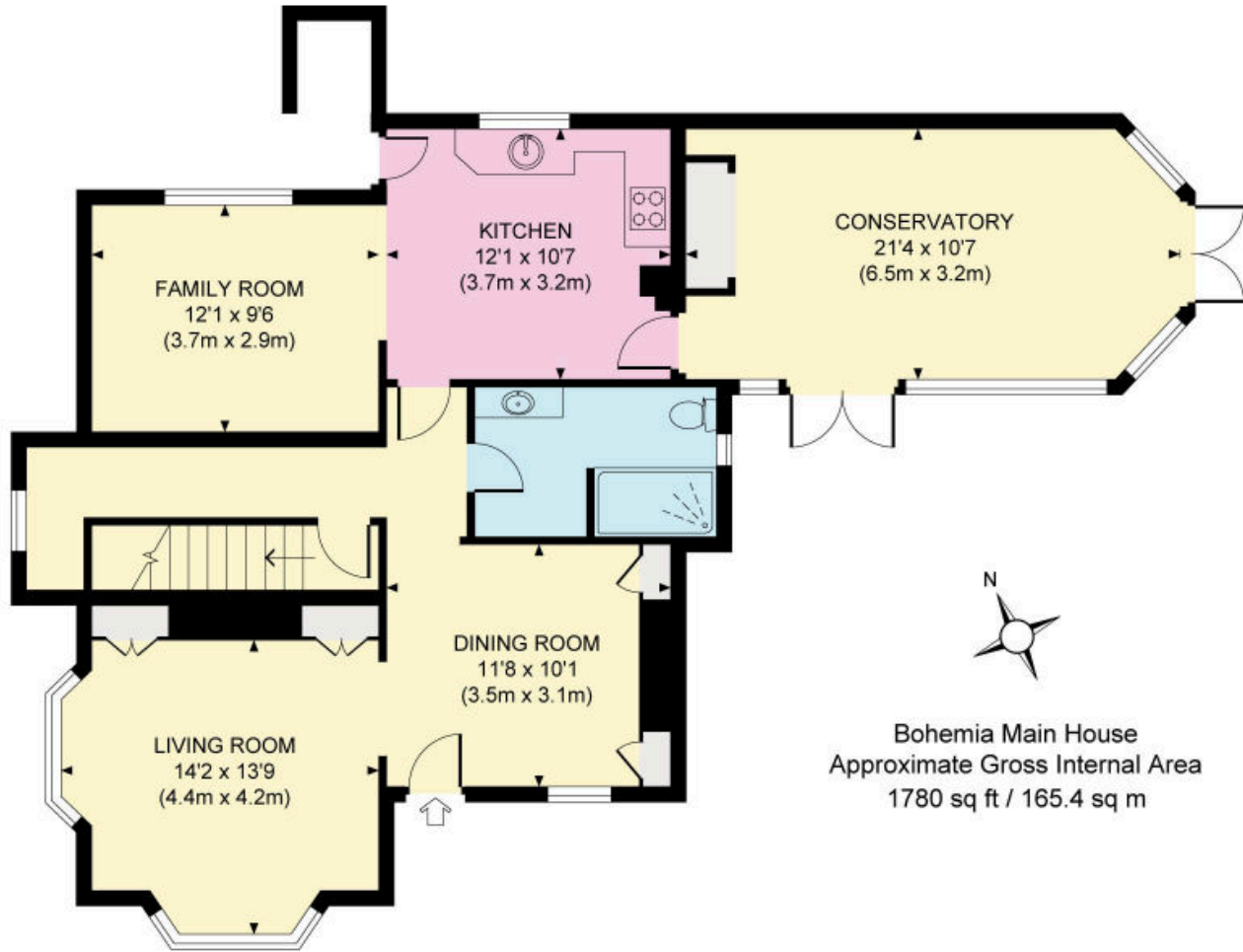
Bohemia - The main house is an attractive Edwardian period family house of brick construction with tile hung upper elevations. The front door opens into a dining hall with a window to the front. The living room is double aspect with an attractive bay window to the front and side. The kitchen has a window and door to the rear. There is a family room off one end of the kitchen. To the other, a door leads through to a conservatory with two sets of double doors opening onto the terrace and gardens. On the first floor, there are four bedrooms and a family bathroom.

Bohemia Cottage - On the ground floor, the cottage provides an attractive, triple aspect open-plan kitchen/dining room with double doors leading out to the garden. There is also a bedroom and bathroom on this floor. From the kitchen/living room, stairs lead up to a good sized bedroom with window to the side, fitted wardrobes and storage. There is also a useful home office, w.c. and extensive storage space with a secondary staircase leading down to the ground floor. An inner door opens into the double garage with w.c.

Bohemia Guest House - There are two guest houses (each circa 340 sq ft) which are used in conjunction with each other to provide a kitchen, living room, two bedrooms and a bathroom.

The Kennels - An attractive L-shaped single storey dwelling which provides a triple aspect living/dining room with two sets of double doors opening out to the garden. There is a kitchen off this room with a door leading to the rear hall giving access to the bedroom and shower room.

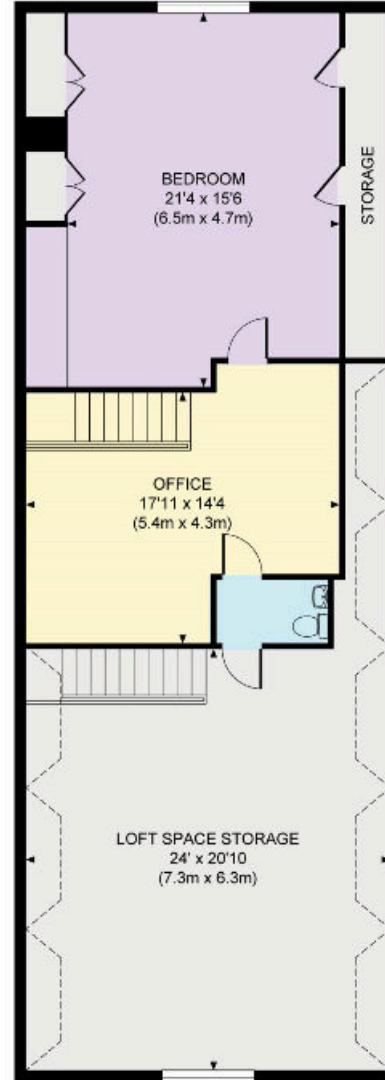








Bohemia Cottage
Approximate Gross Internal Area
2309 sq ft / 214.5 sq m



Gardens and Grounds

The houses are approached over an initially shared driveway and then onto a private tree-lined driveway leading to the main house and parking area. The various properties are scattered amongst the beautiful gardens and grounds which include formal lawned areas with a multitude of mature trees, shrubs and plants. There is also extensive areas of mature woodland and in all the property extends to about 8.9 acres.

Situation

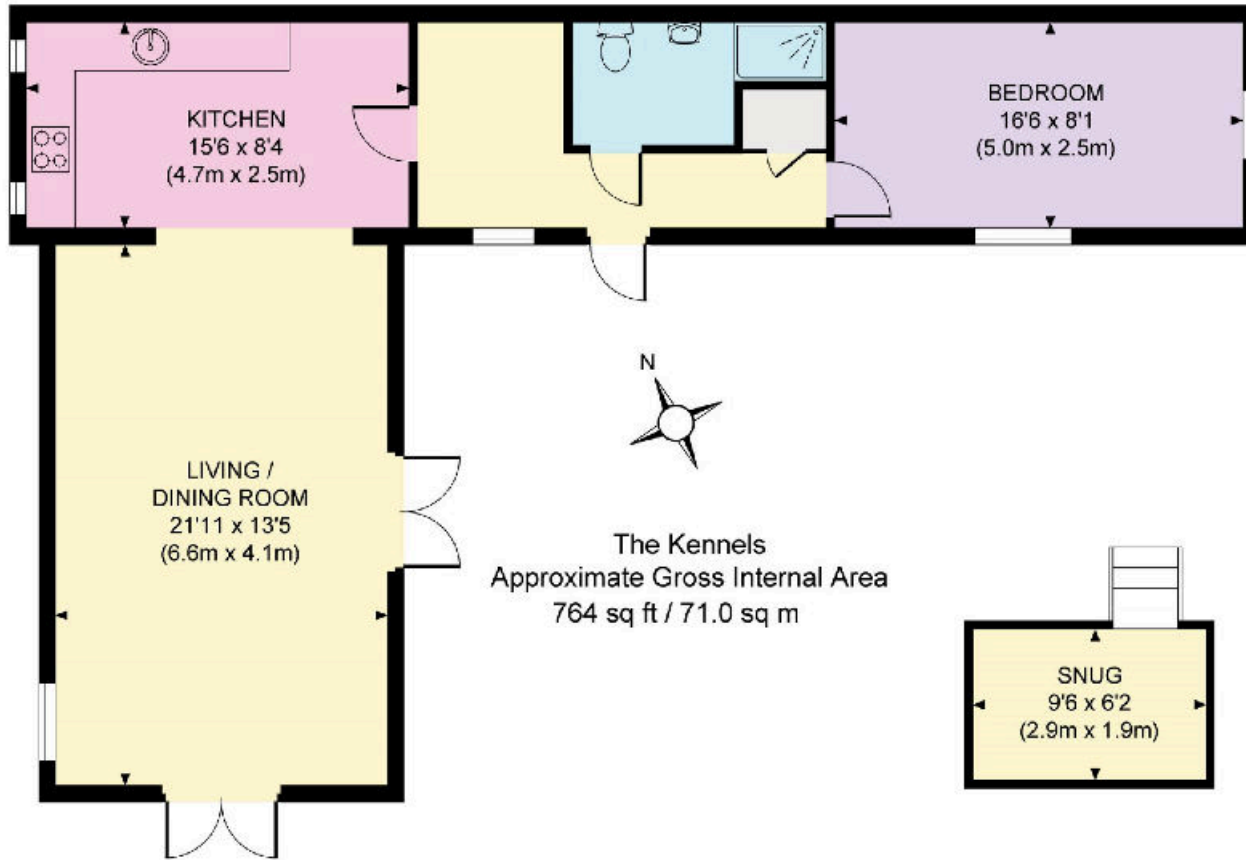
The properties are situated in a convenient and accessible semi-rural position on the edge of Eridge Green. Tunbridge Wells station is approximately 2.4 miles away and provides a regular service to London Bridge from around 44 minutes. The historic village of Rotherfield offers a number of independent shops, village store and post office, primary school, doctors surgery, public houses and a church. Further amenities are available at Crowborough and the larger centre of Tunbridge Wells which offers a wide range of shopping, recreational and leisure amenities, as well as a mainline station with a regular service to London Bridge from 42 minutes. For the motorist, there is access onto a number of major road routes including the A26 and the A21 at Tunbridge Wells with its links to the M25 network, and the airports of Gatwick and Heathrow.

There is a good choice of schooling in the area in both the state and private sectors. Leisure activities include riding and walking in the surrounding countryside and golf at a number of interesting courses in the vicinity including The Nevill in Tunbridge Wells, Crowborough Beacon, Dewlands Manor and Dale Hill.

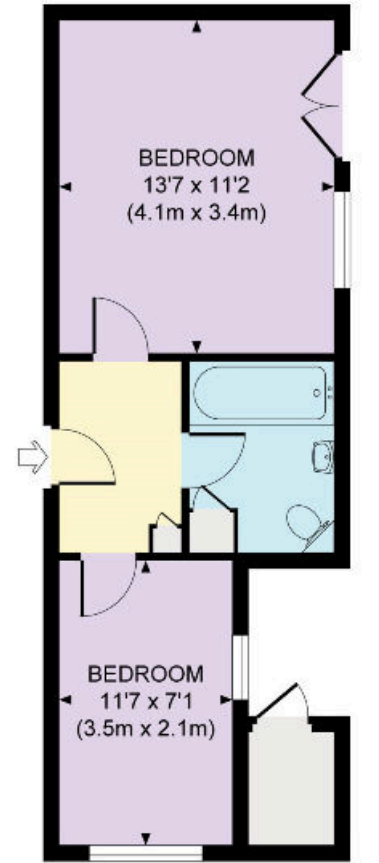
Directions (TN3 9HA)

From Tunbridge Wells, proceed on the Frant Road (A267) towards Frant. After approximately 1.4 miles, turn right onto Bunny Lane (signposted Lewes/Crowborough A26). After 0.6 of a mile turn left onto the driveway marked 'Bohemia'. Continue on this driveway, round the left hand bend, and the property will be found straight ahead.









Bohemia Guest House
Approximate Gross Internal Area
343 sq ft / 31.9 sq m



Bohemia Guest House
Approximate Gross Internal Area
341 sq ft / 31.7 sq m



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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