

Bishops Down Road

Tunbridge Wells





A fine late-Victorian villa in excess of 6,000 sq ft, steeped in history and situated in a prime location within the town.

Tunbridge Wells Station 0.7 of a mile (London Bridge from 42 minutes), Pantiles 0.6 of a mile, High Street 0.7 of a mile.
(All times and distances are approximate)



Summary of accommodation

Main House

Lower Ground Floor: Bar | Cinema | Gym | Wine cellar | Store | Shower room

Ground Floor: Entrance hall | Drawing room | Snug | Dining room | Kitchen/breakfast room | Pantry | Utility room | Two cloakrooms

First Floor: Principal suite with dressing room and en suite bathroom | Three further en suite bedrooms | Separate w.c.

Second Floor: Three bedrooms | Study | Shower room

Situation

(Distances and times are approximate)

The property is ideally situated on the western edge of the town, within striking distance of open green space on The Common and less than a mile from the mainline station, famous Pantiles and historic High Street.



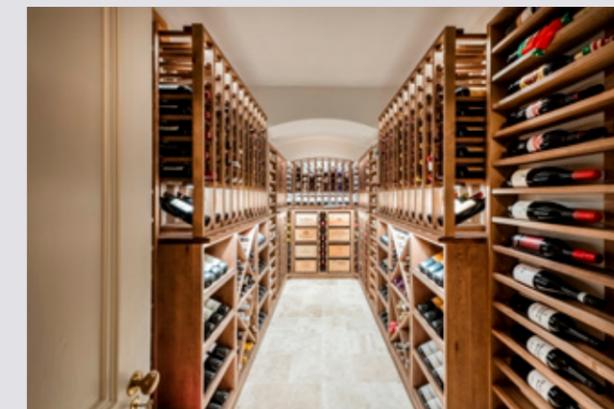
Tunbridge Wells offers a varied range of all the usual high street shops and stores as well as a number of specialist boutiques, retailers and well known jewellers.



The area is renowned for the quality of its schooling, both in the private and state sectors, including The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.



The arts are well represented at The Assembly Hall Theatre and Trinity Arts Centre. Leisure activities in the town include the Nevill Cricket Ground, Nevill Tennis Club, Nevill Golf Club, Dunorlan Park and the Common.



The Property

Believed to have been built in 1880, Grange Cote is a detached, late-Victorian villa built to a high specification for an eminent local surgeon, W. Edwards, by Willicombe & Oakley builders. The architect, James Neale, was noted for developing Primrose Hill in London and, whilst not listed, Grange Cote is on the RTW Civic Society heritage list of the most important buildings in the town.

Grange Cote carries a purple plaque as the former home of Walter Harvey Gervis, Head of the Kent & Sussex hospital on Mount Ephraim and a pioneering surgeon responsible for the arm brace in treating fractures.

Grange Cote has been extensively refurbished by the current owners. The outlay of the house is very flexible with the lower ground floor forming an entertainment area including cinema room, gym, steam room and cellar – custom fitted by Sorrels of Rayleigh.

The ground and first floors compose the main living area, kitchen and receptions including four bedrooms and four en suites. The top floor can be self-contained, comprising two bedrooms, shower room/WC and large living room.

A unique feature of Grange Cote are the two staircases. A grand staircase connects the ground and first floors whilst a 'servants' staircase' separately connects all floors.





Gardens and Grounds

A private driveway provides ample off-street parking for a number of vehicles. There is also a detached garage/store.

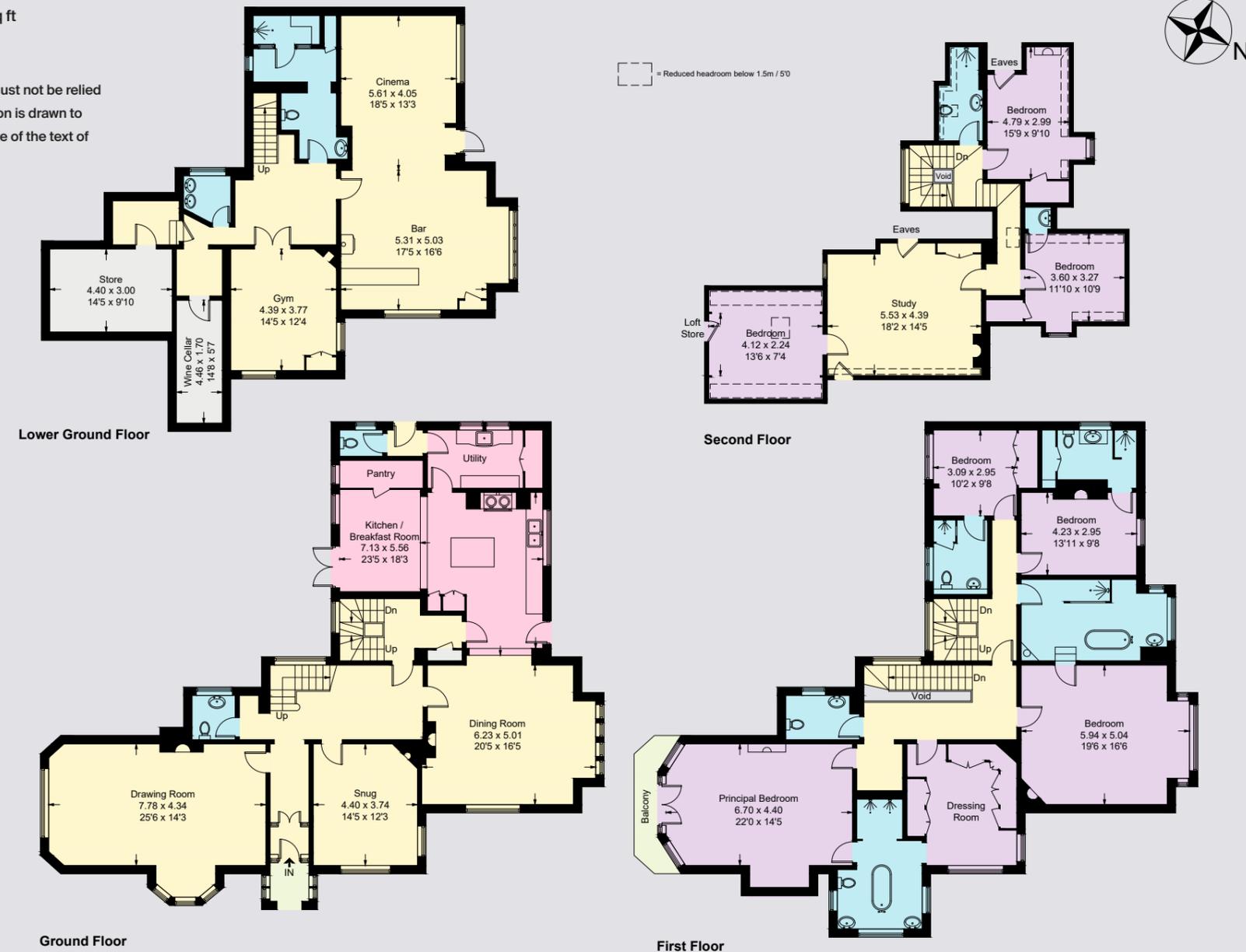
The gardens have been meticulously and lovingly cared for by the current owners with level lawn bordered by an abundance of mature plants, shrubs and trees. Seating areas are well-placed for outdoor entertaining and a heated, outdoor swimming pool is a true highlight.

The house sits as the only property on the left of private Manor Park which is within a conservation area and has an established Residents' Association, managing the road for the benefit of residents.

FLOORPLAN

Approximate Gross Internal Floor Area
Total Area: 569.9 sq m / 6134 sq ft
(Excluding Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Tenure: Freehold

Services: Mains water, electricity and drainage.
Gas-fired central heating.
Ground or Air Source Heat Pump.

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band H

EPC: D

Directions (TN4 8XL): From the A26/A264 crossroads in the centre of Tunbridge Wells, proceed along Church Road (A264) towards Mount Ephraim. At the traffic lights, proceed straight over and at the T junction, turn left onto Mount Ephraim and then right into Bishops Down Road. Continue around to the left, the road then bears sharp right, and the entrance to Grange Cote will be found immediately on the left hand side.

Agent's Note: Manor Park is a private road maintained by a formal Residents Association which is registered at Companies House. There is currently a subscription of £100 per household per year to cover costs of maintaining the road.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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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Particulars dated May 2025. Photographs and videos dated May 2025.

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