



Alexandre Boyes

01892 354080  
www.alexandre-boyes.co.uk



School Lodge, Windmill Street, Tunbridge Wells, TN2 4UU





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

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- Entrance Hall
- Kitchen/Dining Room open to Sitting Room
- Utility Room
- Bedroom One with Ensuite Shower Room
- Two Further Bedrooms
- Bathroom
- Large Store Room
- Gym/Games Room
- Courtyard Garden
- No Chain
- Level Walk to town centre.



School Lodge is an exceptional conversion of St Peter's primary school, with a wealth of original features combined with modern fittings makes this one of the finest properties of it's like we have seen. One of the most striking aspects of the house is its volume, with high ceilings throughout, giving an extraordinary sense of space and style. An internal viewing is recommended to appreciate this fantastic family home in this highly popular quiet road within a short walk of the town centre.

Tunbridge Wells benefits from a range of leisure and sporting facilities including the Royal Victoria Place shopping centre, High Street and the historic Pantiles. Tunbridge Wells and High Brooms main line stations have regular services to the City and West End in under an hour by fast train.

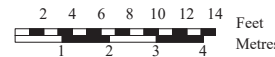
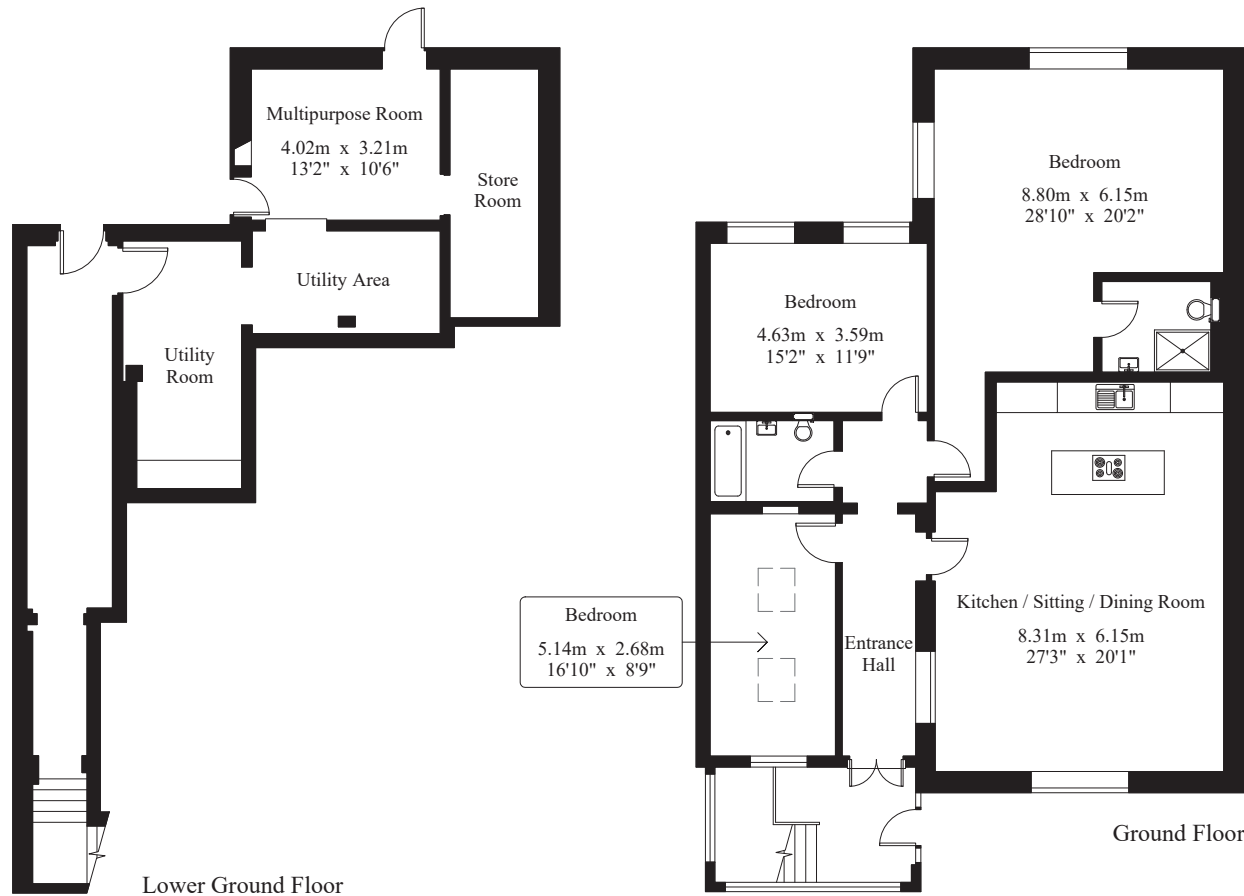
### Viewing

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.



# The School Lodge

Gross Internal Area : 225.7 sq.m (2429 sq.ft.)



For Identification Purposes Only.

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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	73   C
55-68	D		
39-54	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.

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