

PROPERTY FOCUS

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The country life a stone's throw from Tunbridge Wells...

FIONA Penny finds properties for home buyers in west Kent and East Sussex - she's a local Kirstie and Phil! In her latest column she takes a look around this picture perfect home in Eridge Park

EVER wanted the best of both worlds? Once in a while I think we all do. And at Bohemia Lodge in Eridge Park you get just that, alongside a whole lot more.

Set half a mile down a track which opens out to reveal a magical setting and a three bedroom Regency former lodge which has planning consent to add a double storey extension to create a four/five bedroom home (Planning Consent Number WD/2015/0051/F dated 20/02/2015).

The property's 2.5 acres adjoins the Abergavenny Estate providing a wildlife haven and wonderful rural views. Deer wander, woodpeckers peck and the local hunt rides past on a winter's Saturday morning, yet jump in the car and within a few minutes you're in the Pantiles in Tunbridge Wells sipping a cappuccino.

In terms of the internal accommodation, Bohemia Lodge offers a light and bright open plan kitchen/dining room with a conservatory, a reception hall and a lovely drawing room with attractive bay windows, a library area and an open fireplace.

Upstairs there are three good sized bedrooms and a large family bathroom. The planning consent would allow for another bedroom and en-suite bathroom on the first floor and an additional bedroom or further

reception room on the ground floor.

Outside there's an artist's studio with far reaching views, a wooded area within the grounds and a large area of sloping lawn.

Bohemia Lodge was once a lodge within the Abergavenny Eridge Estate, the last inhabitant of which is said to have been the rat catcher for the estate.

Nowadays it's a haven for wildlife and the current owners have embraced their rich parkland setting and enjoyed the antics of some tame pheasants who they named Henry I, Henry II, Henry III, Henry IV and Henry IV Part II plus a crow they named Crowborough.

This is real Swallows and Amazons stuff and if you bought this house you could happily throw out the X-Box and your children wouldn't even notice.

Woodland to play in, camps to build, mud pies to make but there's something for the grown-ups too: a lovely south-west facing G and T spot overlooking the parkland to take in the fabulous sunsets which are, I'm told, something to behold.

On a practical level Frant and Eridge mainline stations are within easy reach and there are plenty of schools to choose from including Holmerwood House, The Mead School and Rose Hill in Tunbridge Wells, Mayfield School and Frant Primary



School.

If we were advising clients on this property we would say, if splendid isolation in a beautiful parkland setting is your cup of tea, you don't mind having the builders in and you want Tunbridge Wells within very easy reach, this is a rare find. On the downside, Bohemia Lodge is a little tired (but the builders are moving in anyway) and there is a slight rumble from a distant road but with leaves on the trees I would doubt you would hear anything but birdsong.

■ Fiona Penny Bespoke Home Finders specialises in unearthing those hidden gems you won't find on the web and getting our clients in the door first. 01580 713825 www.fionapenny.com



FACTFILE
■ **Property:** Bohemia Lodge, Eridge Park, Eridge Green, Tunbridge Wells, East Sussex.
■ **Accommodation:** Reception Hall, Kitchen/Dining Room, Drawing Room with Library Area, Conservatory, Utility Room/Cloakroom, 3 Bedrooms, Family Bathroom, Studio and Double Garage. Planning permission for two storey extension to add an additional bedroom, bathroom and reception room/downstairs bedroom.
■ **Price:** £1.2 million
■ **Agent:** Hamptons International 01892 516611

