

Warneford House, Camden Park, Tunbridge Wells, Kent







A beautifully presented and superbly appointed **Neo-Classical villa** within the prestigious Camden Park with south-facing landscaped gardens.

Summary of accommodation

Reception hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Utility room | Boot room | WC

Principal bedroom suite with en suite bathroom, dressing room and balcony overlooking the garden and park beyond | Four further bedrooms all with en suite bathrooms | Bedroom with en suite bathroom currently adapted to be a large dressing room | Large study

South-facing landscaped gardens | Hartley botanical greenhouse | Garage | Ample parking | Solar panels

Approximately 5,115 sq ft

In all about 0.5 acre

Distances

Royal Tunbridge Wells 0.7 miles, Tunbridge Wells Station 0.5 mile (42 minutes to London Bridge), Sevenoaks 14.2 miles, Central London 47 miles
(All distances and times are approximate)



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Situation

Warneford House occupies an excellent location within the highly sought after Camden Park. This private park, with its superbly appointed villas, offers close proximity to the town centre of Royal Tunbridge Wells hosting a wide array of shops, boutiques, brasseries and restaurants, as well as having access to the delightful Dunorlan Park.

For cultural activity there is no need to travel as Tunbridge Wells boasts its own Theatre and Arts Centre. For those wishing to commute to London by train, the property is within walking distance of the main line station. For motorists there is easy access to a number of major road routes, including the A21, which links with the M25 motorway network, and the international airports of Gatwick and Heathrow.

Tunbridge Wells is renowned for the quality of its schooling, both in the private and state sectors. Tunbridge Wells is home to the nationally recognised Holmewood House Preparatory School. Within easy driving distance are also some other notable private schools including Tonbridge School, Sevenoaks School and Benenden within The Weald. Tunbridge Wells has also retained its grammar school, and Warneford House is within in the catchment area.

Sporting and recreational interests in the area are well served with golf at Nizels, Lamberhurst and Hever Castle. Horse racing at Lingfield Park, cricket and tennis at Nevill Cricket Ground and Tennis Club. Sailing and fishing are also available nearby; sailing at Bewl Water and Bough Beech Reservoir, and fishing at Chipstead Lakes. There is an abundance of country walks, cycling and riding to be had in the surrounding countryside. The South Downs and Kent & Sussex Coasts are also in close proximity.









Warneford House

Warneford House was built approximately twenty years ago to an exacting standard. Constructed as a Neo-classical Decimus Burton style villa, very much in keeping with similar houses within the park, it has very generous proportions, ceiling heights and fittings. All rooms are extremely light and have been finished with considerable attention to detail.

The accommodation extends to over 5,100 sq ft. arranged over three floors, the space is well balanced between formal and informal living. The rooms feature impressive marble fire places, and there is stone and wooden flooring as well as underfloor heating throughout.

The principal reception rooms comprise a dining room, family room and a drawing room which is filled with light from the two sets of French doors that open up to the garden and rear terrace, ideal for entertaining.

The Mark Wilkinson designed kitchen is well equipped with a central work island, Neff fitted appliances and a Miele fridge and freezer. Accessed via the kitchen is the superb utility and boot room which are also Mark Wilkinson. The layout has been very well designed with a drive in garage which provides direct access into the kitchen.

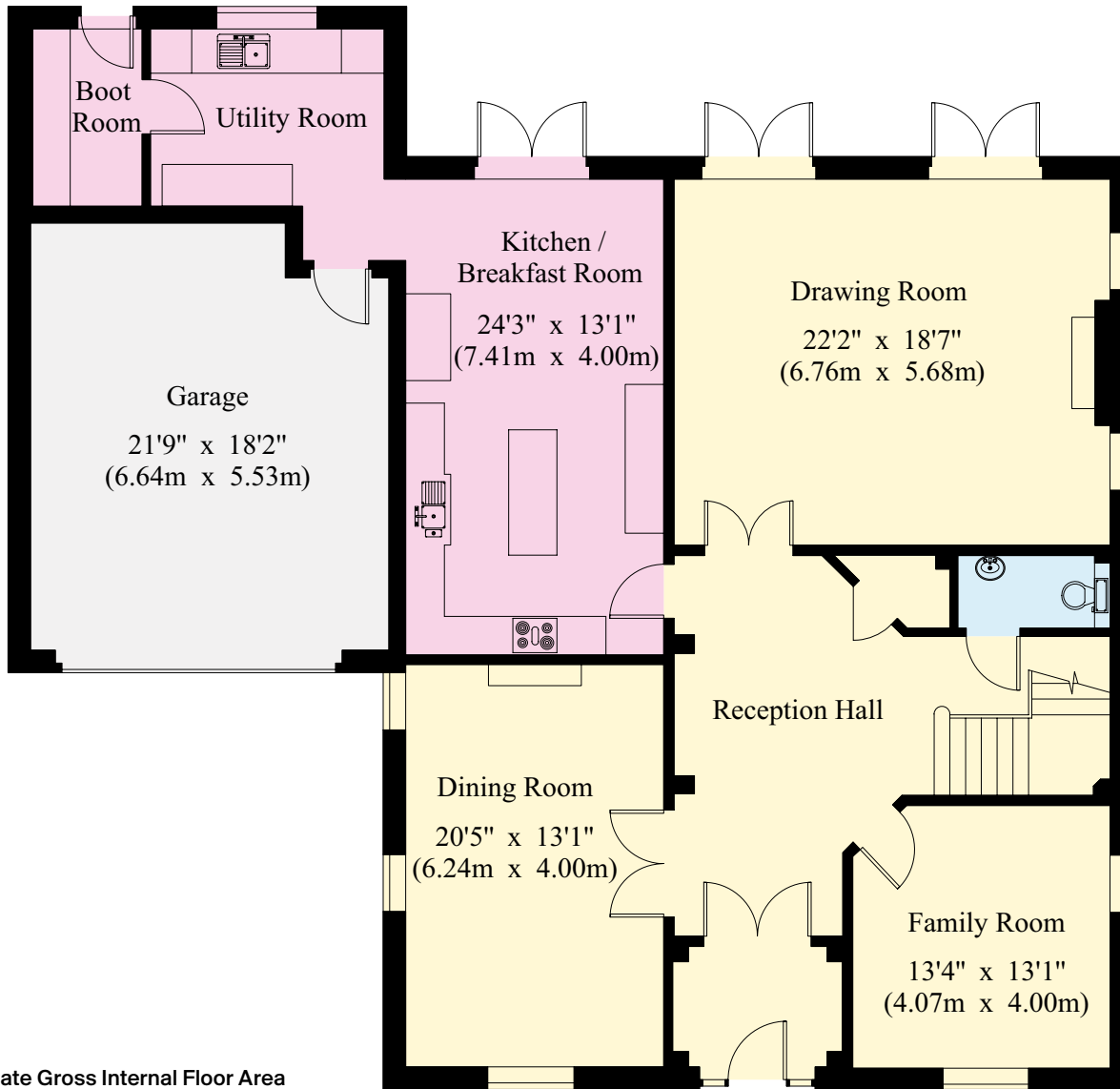
The first floor has excellent bedroom accommodation, with a sumptuous principal bedroom suite complete with an en suite bathroom, dressing room and balcony overlooking the gardens. There are four further bedrooms, all of a consistently good size and complete with en suite bathrooms. There is also a bedroom and bathroom currently adapted to be used a second dressing room opposite the principal bedroom.



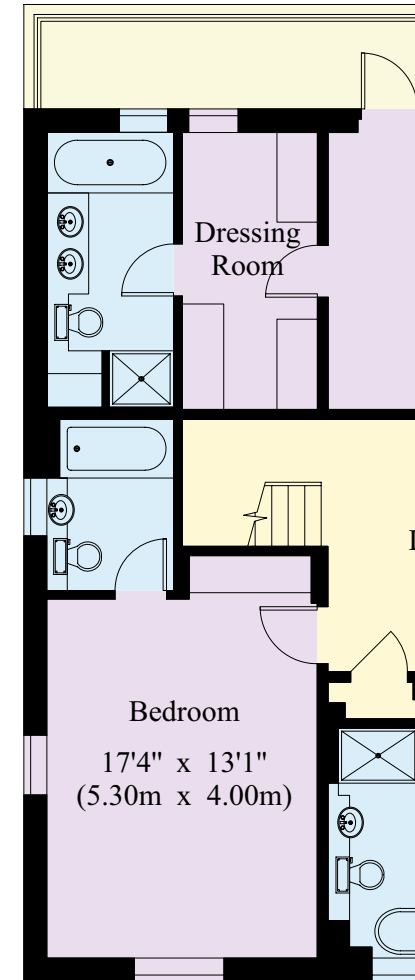








Ground Floor

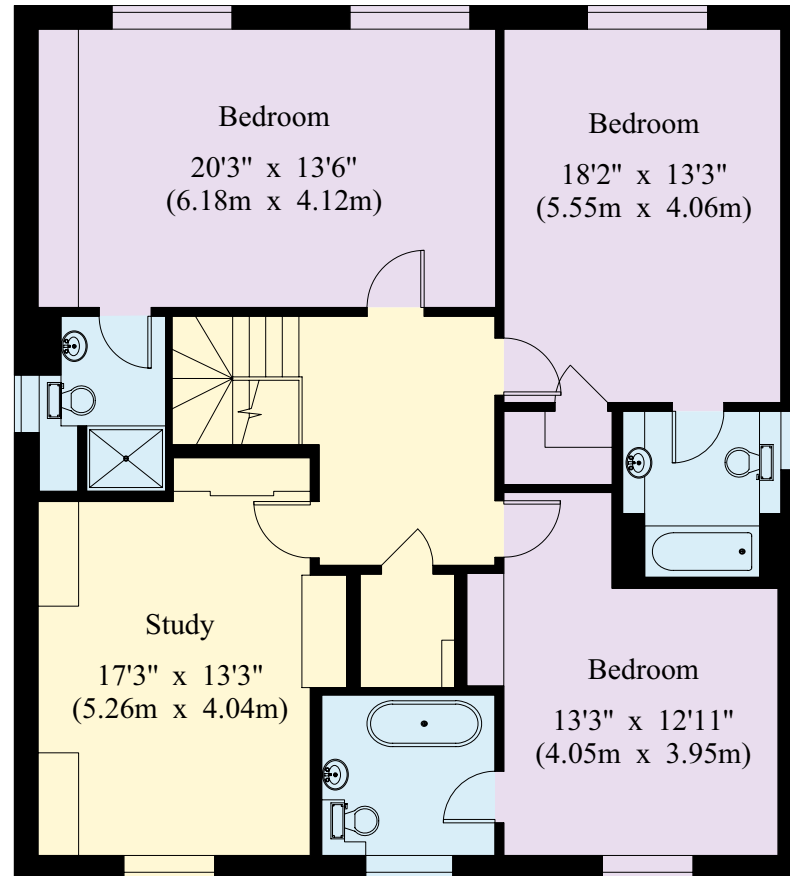
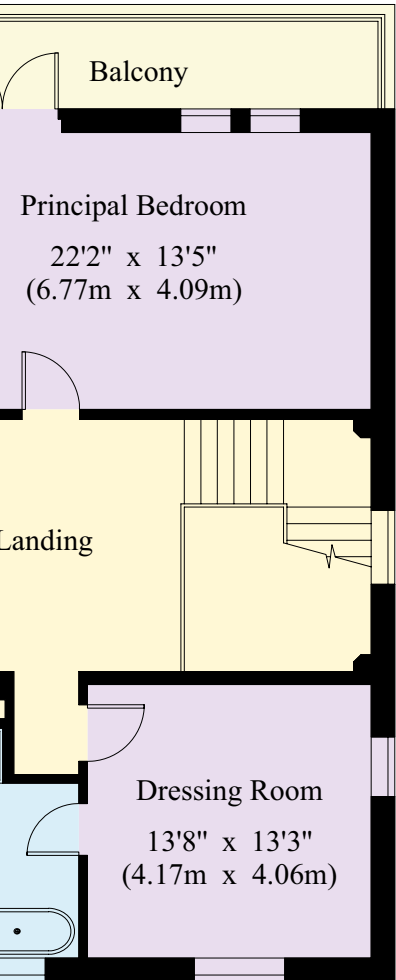


First Floor

Approximate Gross Internal Floor Area
475.2 sq m (5115 sq ft)
(Including Garage)

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor

Gardens and grounds

The property enjoys a stunning well-maintained south-facing garden with mature trees, topiary hedges, shrub and flower beds, and Hartley Botanic Victorian Lodge glass house, which is currently set up for entertaining and wine tasting. Extending to the width of the property the garden has so much usable lawn area and connects to the house very well. The garden provides an excellent setting for al fresco dining and backdrop to the house.

Warneford House fronts onto Camden Park with estate railings and Laurel hedging, and has ample parking. There is also an attached double garage building which provides parking and storage.

Specification

- Newly installed 20 solar panels with 2 solar power storage batteries
- CCTV on all sides (new, sound and video enabled)
- Alarm with movement sensors
- Built in robotic mower system for lawn
- All fenced in and dog proof

Services

Mains drainage, electricity, water and gas fired central heating.

Directions

Postcode: TN2 4TW

Viewings

All viewings will be accompanied and are strictly by prior arrangement through Knight Frank LLP.

Property information

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band H

EPC: D





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 July 2023. Photographs and videos dated July 2023.

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