

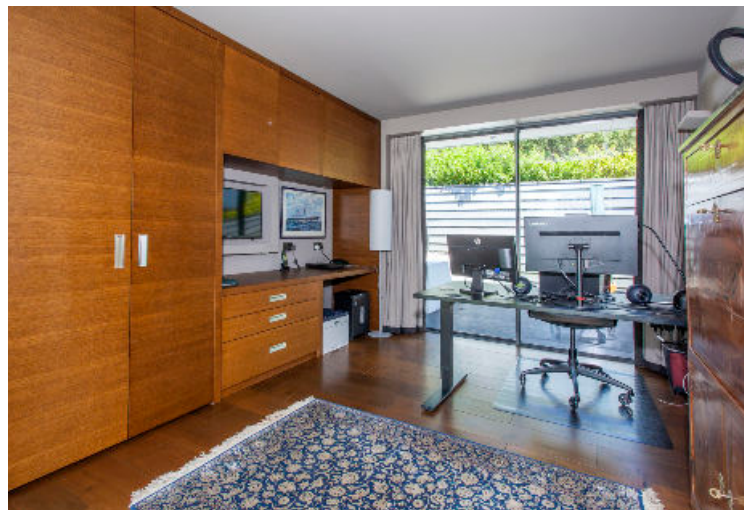
A modern garden featuring a swimming pool, lounge chairs, a pergola, and a lawn. The garden is enclosed by a white fence and a modern building with large glass windows. The sky is clear blue.

Calverley Park Gardens  
Tunbridge Wells  
Kent





# Calverley Park Gardens Tunbridge Wells TN1 2JN.



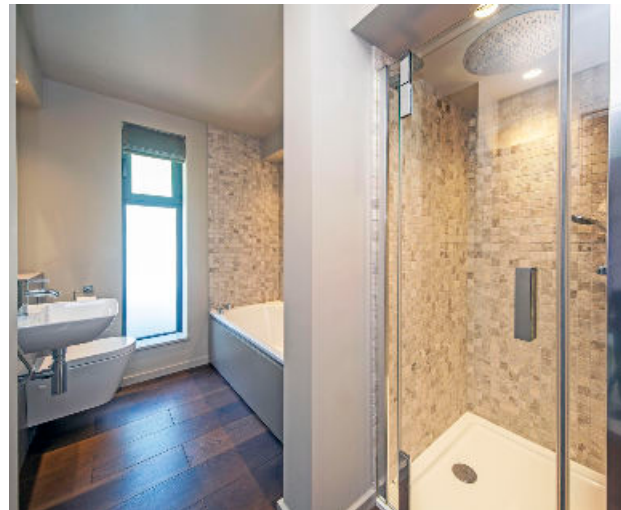
A stunning, contemporary, single storey detached house designed to an exceptionally high specification with a spacious and striking interior located in an exclusive, private position within the centre of Tunbridge Wells.

Tunbridge Wells station - 0.6 miles (London Bridge from 42 minutes). A21 (Pembury) - 2 miles. M25 (J5) - 16 miles.



## The Property

Arguably one of the finest examples of a contemporary home in Tunbridge Wells, the house has been designed to offer a blend of style and comfortable living with underfloor heating throughout, clean air recirculation system, smart living and rain water harvest system. Entering through the front door leads you to a double height hallway with oak floorboards where sky lanterns ensure the area is flooded with natural pools of light. The inner hallway runs the length of the interior past the sleeping areas of the house and full height glazing offering views out onto the rear garden. There is a fabulous open plan living space at the rear of the house with a high specification kitchen offering sleek Teutonic style white gloss units, quad ovens, quooker hot water tap, wine cooler and a range of other integrated appliances, there is large central island with a breakfast bar on one side and seating for six people. Beyond leads to a dining area which in turn continues into the living area where there is a bank of cool and contemporary wooden units, ideal for storage and A.V. equipment. The whole space has a vaulted ceiling and is bright and light owing to the triple aspect with full height sliding doors. The principle suite is located to the front of the house and comprises a double bedroom with fitted floating dressing table and bed side tables, there is a walk through dressing room complete with a bank of rolled oak wardrobes and a luxurious en suite which has been beautifully appointed with the finest quality sanitary ware. There are two further bedroom suites, a fourth bedroom, which is currently used as an office, utility room and guest cloakroom.



## Gardens and Grounds

The house is approached by a driveway with parking and leading to the garage with an electrical car charging point. The gardens surround the property and feature many 'rooms' that are enclosed by fences and rendered walls ensuring privacy and seclusion, the main part of the garden having an expanse of lawn, seating area, mature trees and box hedging, a swimming pool and composite decked sun terrace with solar sail pergola. There is a raised sun terrace set behind a dwarf hedge, ideal as a barbeque area and alfresco entertaining and leading round to an area with brick shed rendered smooth, a glass house and series of raised beds for planting or vegetables alike.



## Situation

The property is situated in a sought-after location close to the centre of Tunbridge Wells. It is within easy reach of the principal shopping areas and mainline station with regular commuter services to Charing Cross and Cannon Street. The area is renowned for an excellent choice of educational facilities within the state and private sector and numerous grammar schools for boys and girls in Tunbridge Wells and Tonbridge.

## Local Authority

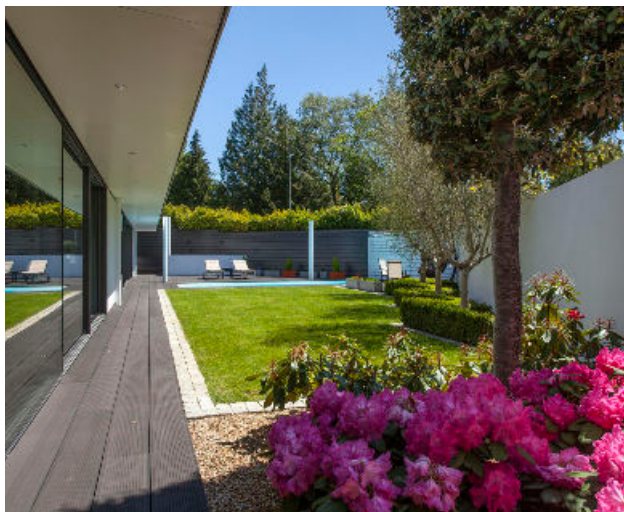
Tunbridge Wells Borough Council. Tel: 01892 526121.

## Tenure

Freehold

## Services

Mains water, electricity and drainage. Gas-fired central heating.

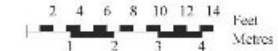






**Approximate Gross Internal Floor Area  
241.1 sq m/2595 sq ft (Including garage)**

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



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Particulars dated June 2021. Photographs and videos dated June 2021.

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