



Cumberland Walk, Tunbridge Wells





Marine House, 8 Cumberland Walk

An elegant, Grade II Listed attached family home arranged over four storeys, situated in the heart of the town with private parking and a secluded garden.

Tunbridge Wells Station 0.3 of a mile (London Bridge from 42 minutes), High Street 0.1 of a mile, Pantiles 0.1 of a mile, A21 (Pembury) 2.5 miles, M25 (J5) 14 miles.

(All times and distances are approximate)



Local authority: Tunbridge Wells Borough Council. Tel: 01892 526121.

Council tax band: G

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



The Property

Marine House is 'one of three especially nice houses circa 1830 in this location' according to Nicholas Pevsner in his Architectural Guide. The original listing refers to the house as Harecroft School 'a curious house of about 1840-1850, probably also designed by Amon Henry Wilds'. The double-fronted property offers a wealth of character and period features including working shutters, fireplaces, exposed original timber floors, panelled doors, brass door furniture and a fine original staircase with painted balusters and polished mahogany rail. These features blend seamlessly with modern-day touches such as five-amp lighting in the drawing room and recessed ceiling down-lighters in key areas. The classical main facade is thought to have been finished with pebbles from Brighton Beach and features a magnificent main entrance. The house is partially attached to its neighbour along one side, up to first floor level.

On the ground floor, there is a formal drawing room and dining room, both beautifully presented and with wonderful outlooks over the town.

The lower ground floor offers a beautifully appointed kitchen/breakfast room with bespoke cabinetry and marble worktops, leading into a generous utility room. Also on this level is a snug, currently used as an informal dining space, with a small wood-burning stove.

The principal bedroom is located on the first floor with a very well-appointed en suite complete with free-standing bath and shower. Arranged over the first and second floors, there are 7 further bedrooms and 2 family bathrooms - one of which includes a sauna.

Gardens and Grounds

Outside, there is a secluded private garden including space for seating and an area of level lawn. There are two private parking spaces accessed from the rear courtyard and a garage held on a separate lease which can be purchased by separate negotiation.





Situation

Marine House occupies an excellent location on the southern side of the town, within 0.1 of a mile from the historic High Street and famous Pantiles with an array of shops, boutiques, brasseries and restaurants.

For those wishing to commute to London by train, the property is just 0.3 of a mile from 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 and the surrounding area is renowned for the quality of its schooling, both in the private and state sectors, including nearby Holmewood House, The Mead and Rosehill Preparatory Schools with options for older children including Mayfield, Tonbridge and Sevenoaks.

Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.

Directions on foot (TNI IUJ)

Heading south away from our office on the High Street, turn left onto Mount Sion before taking the first right onto Cumberland Gardens. Continue to the end and turn left onto Cumberland Walk where Marine House will be found on the left hand side.



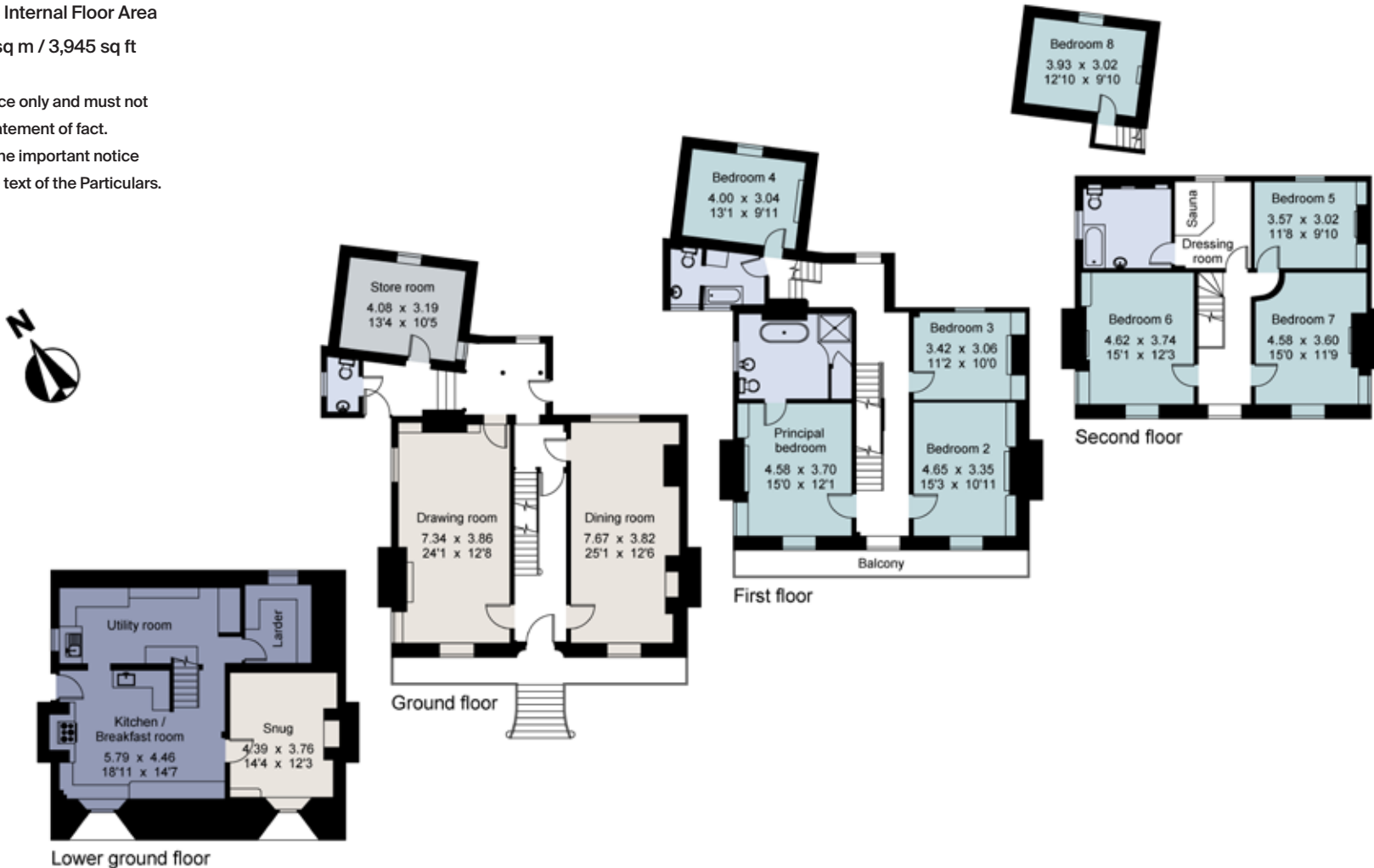
Situated within convenient reach of The Grove and Calverley Parks.

Approximate Gross Internal Floor Area

Total Area = 365.5 sq m / 3,945 sq ft

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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I would be delighted to tell you more

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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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated November 2022.

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