

Culverden Down, Tunbridge Wells





A contemporary, detached family home, remodelled by award winning architects Theis & Khan and located in a leafy and sought-after location just 1.2 miles from the mainline station.

Situation

The property is situated in the highly sought-after Culverden area of Tunbridge Wells, approximately 1.2 miles from the town centre with its mainline railway station, restaurants and a wide array of shops and boutiques.

It is also ideally situated for access to Rose Hill Preparatory School as well as the numerous primary and secondary schools in the vicinity, including Bishops Down Primary, Skinners, Tunbridge Wells Girls Grammar and Bennett Memorial.

Distances

Tunbridge Wells station - 1.2 miles (London Bridge from 42 minutes).
A21 (Pembury) - 3.5 miles. M25 (J5) - 12 miles.
(All times and distances are approximate).

Directions (TN4 9SN)

From Tunbridge Wells station, proceed up the hill on Mount Pleasant Road and turn left at the traffic lights onto Church Road (A264). Continue on Church Road over the cross roads, crossing over the common, and turn right at the T-Junction onto Mount Ephraim. Turn left onto Molyneux Park Road and follow the road to the end before turning right when it meets Culverden Down where the property will be found after approximately 200 yards on the right hand side.



The Property

A welcoming reception hall leads to all the principal living areas and is flooded with natural light. The open plan kitchen/dining/family room is a real highlight with a bespoke range of contemporary wall and base units, a central island and integrated appliances including a wine fridge. Sliding doors lead seamlessly out to the rear garden. The main sitting room is set behind pocket doors with views over the rear garden and is a comfortable place in which to relax.

Also of note on the ground floor there are two bedrooms (currently used as a bedroom and gym), a study area, shower room, cloakroom and utility/boot room. The property benefits from underfloor heating throughout.

The master suite is located on the first floor and comprises a double aspect bedroom leading to a dressing area where one of the wardrobes conceals the entrance to the stylish en suite shower room. There are two further double bedrooms on this level and the main bathroom which is luxuriously appointed with a stand-alone bath and walk in shower.

Garden and Grounds

The house is set back from the road and approached via a gravel driveway which has parking for multiple vehicles and an electric car charging point.

The front garden is set behind screens and has been beautifully landscaped in a Mediterranean style with shale pathways, seating areas, an array of mature plants and shrubs and, owing to it being west facing, is an ideal place for evening drinks.

At the rear of the house there is a secluded garden which has a large sun terrace stretching across the back of the house, leading on to an expanse of lawn which is interspersed with mature trees, plants and borders, and a summer house which has electricity running to it.





Property information

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

Local Authority Tunbridge Wells Borough Council
Tel: 01892 526121.

Council Tax Band G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



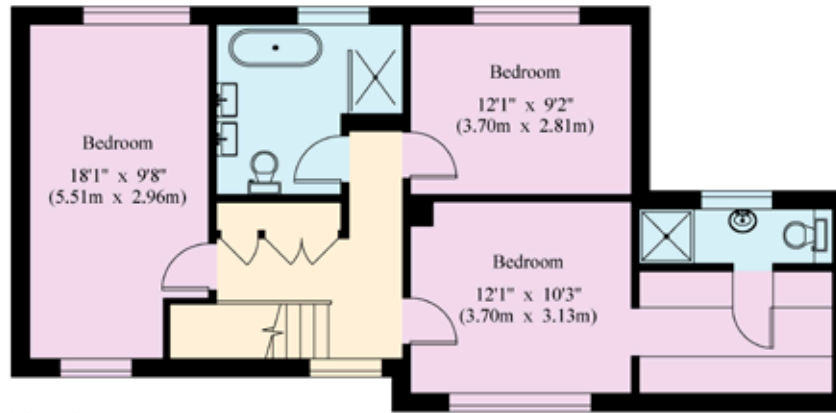
Approximate Gross Internal Floor Area

Total Area = 185.5 sq m / 1,941 sq ft

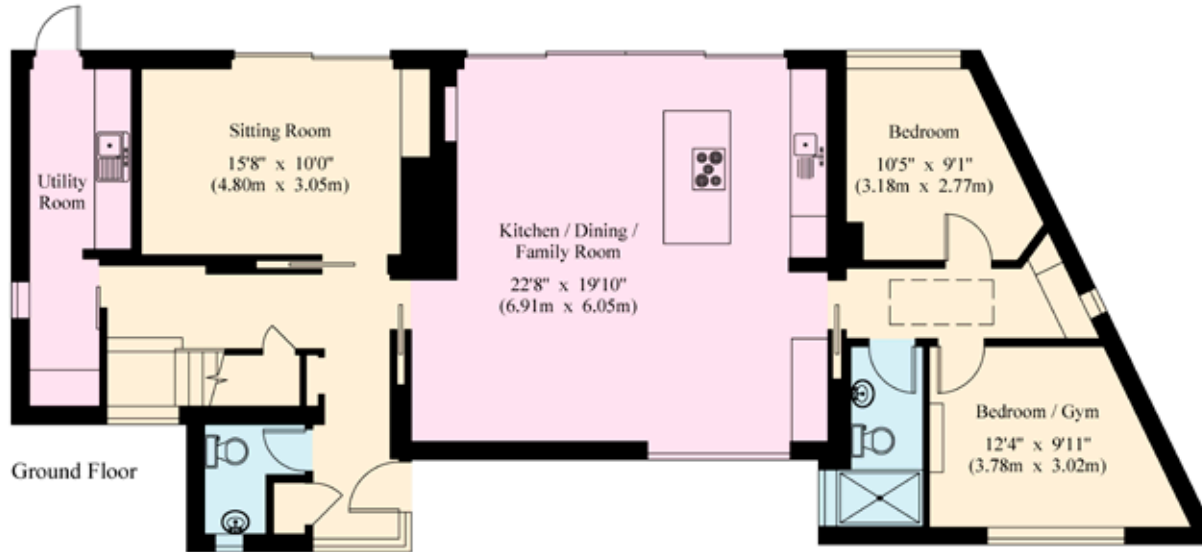
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor



Knight Frank
Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
 Ross Davies
 01892 515035
ross.davies@knightfrank.com



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 [February 2024]. Photographs and videos dated [May 2020 and February 2024].

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