

# Calverley Park Crescent, Tunbridge Wells



# 3 Calverley Park Crescent, Tunbridge Wells, Kent

An elegant Grade II• Listed Decimus Burton built town house dating from 1832, which has been previously renovated and beautifully enhanced and updated to an exceptionally high standard by the current owners, located in this iconic crescent in Tunbridge Wells.

Tunbridge Wells Station - 0.3 of a mile (London Bridge from 42 minutes). A21 (Pembury) - 2 miles. M25 (J5) - 14.5 miles.

(All times and distances are approximate)



**Tenure:** Freehold

**Service charge:** £550 per annum

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

**Council tax band:** F

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

**Clients note** - Private parking and guest parking on the road directly outside is permitted at any time.







## The Property

An elegant period townhouse which has been comprehensively renovated and refurbished to an exceptionally high standard showcasing character and style throughout, forming part of this renowned Grade II• Decimus Burton crescent in the heart of the town.

The house is arranged over four floors with well-balanced accommodation throughout. The front door opens to the ground floor, where the open-plan kitchen and dining room are located. The kitchen offers a range of bespoke wall and base units and a Rangemaster cooker; the dining room is a delightful space offering exposed wooden flooring, a feature fireplace, and a large floor-to-ceiling window with views overlooking the park.

The sitting room is located on the first floor, and offers high ceilings, a feature fireplace, and twin sets of French windows opening on to the private terrace with views to the south. Also, on this level, there is a large guest bedroom currently used as a study.

The principal bedroom is located on the top floor and comprises a large double bedroom with fitted wardrobes and a feature fireplace, with a well-appointed family bathroom with a roll-top bath.

On the lower ground floor, there is a self-contained area with its own door to the street, which provides two additional bedrooms, one with an en suite bathroom and a convenient cloakroom. To note, on the lower ground floor there is a sizeable cellar which is currently used for storage but has great scope for more.

## Gardens and Grounds

The property is approached via a private road for residents of Calverley Park Crescent. To the front is a crescent-shaped communal garden, laid to lawn and bordered with a multitude of mature trees, shrubs and plants with views over Calverley Park. There is access via the front and rear of the building onto Crescent Road.



## Situation

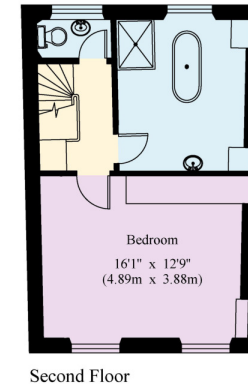
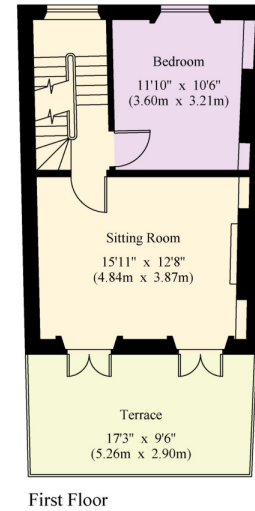
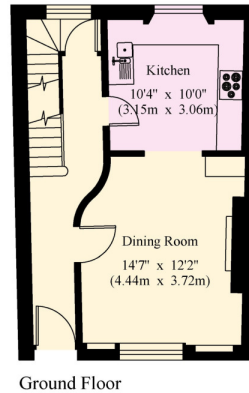
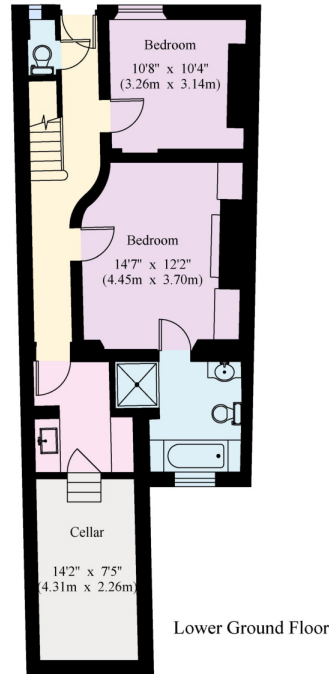
The property is situated in one of the most sought-after residential parks in Tunbridge Wells. It is within easy reach of a variety of shopping areas and mainline station, as well as an amazing choice of restaurants, bars and boutiques in the historic Pantiles and Old High Street. The area is well known for its excellent choice of schools, both in the state & private sector, including grammar schools for girls & boys in Tunbridge Wells, and preparatory schools such as Holmewood House at Langton Green.

## Directions (TNI 2NB)

From Tunbridge Wells Station, proceed up the hill on Mount Pleasant Road and turn right at the traffic lights into Crescent Road. Turn right onto Calverley Park Crescent (after the turning to Calverley Park) where the property will be found.



**Approximate Gross Internal Floor Area**  
**175.1 sq m / 1884 sq ft**



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

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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.  
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