

Camden Park, Tunbridge Wells





A substantial detached family home situated in highly sought-after Camden Park, offering exceptionally well-presented accommodation approaching 3,000 sq ft.

Situation

Moorlands occupies an excellent location within the highly sought after Camden Park. This private park offers close proximity to the town centre 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 just over a mile from the mainline 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 schools.

Leisure activities in the town include the Nevill Cricket Ground, Nevill Tennis Club and Nevill Golf Club with walking, cycling, fishing and sailing at Bewl Water.

Distances

Tunbridge Wells Station 1.1 miles (London Bridge from 42 minutes), High Street 1.1 miles, Pantiles 1.3 miles, A21 (Pembury) 2.5 miles, M25 (J5) 16 miles (All times and distances are approximate).



The Property

A spacious entrance hall leads to all of the principal living space. On the right, a cosy separate sitting room with a double aspect. The remaining ground floor accommodation is predominantly open-plan and flows seamlessly creating a wonderful living and entertaining space. The kitchen/breakfast area is located at the front of the house with stylish, contemporary wall and base units, impressive solid worksurfaces and a useful island with space for seating. This leads into the formal dining area with bi-fold doors opening directly out onto the south-facing patio. A double-sided contemporary gas-fire partially divides the dining area and the more informal family room. The ground floor also benefits from underfloor heating, a downstairs w.c. and utility room.

The principal bedroom is situated on the first floor with a walk-through dressing room and beautifully appointed en suite shower room. There are two further bedrooms on this floor, served by a very good-sized family bathroom which includes an impressive roll top bath.

The second floor is currently used as a fourth bedroom and offers a very versatile space complete with built in storage and a further shower room.

Gardens and Grounds

Outside, there is a detached timber double garage with loft storage and a shingle driveway with electric gates. The rear garden has been beautifully maintained by the current owners, facing south with mature borders and a contemporary patio area adjoining level lawn.





Directions (TN2 5AE)

Heading away from the town centre on Bayhall Road, proceed as the road bends sharply to the right and becomes Forest Road. After approximately 0.1 of a mile, turn right onto Camden Park where Moorlands will be found on the left hand side.

Property information

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

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band F

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

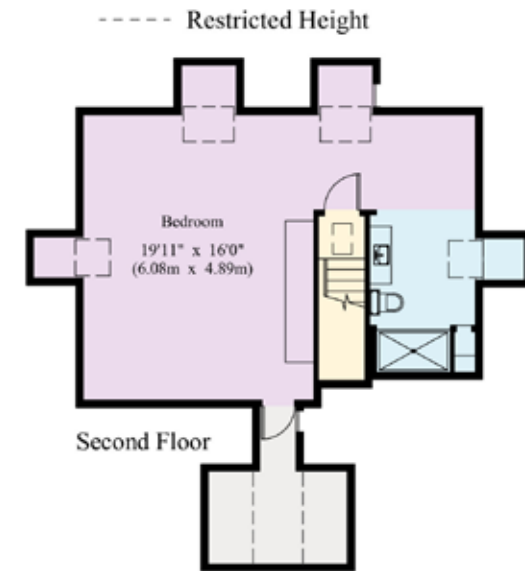
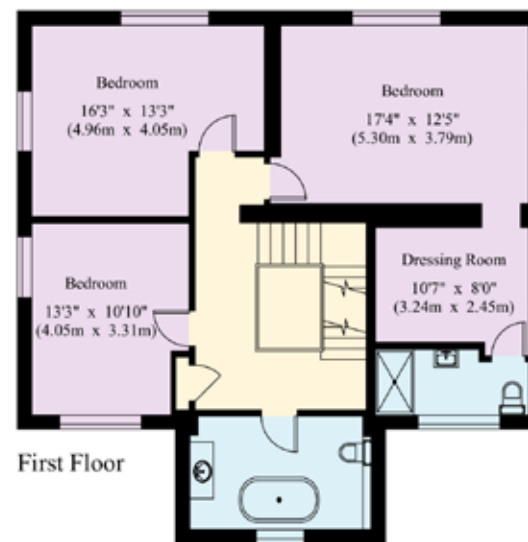
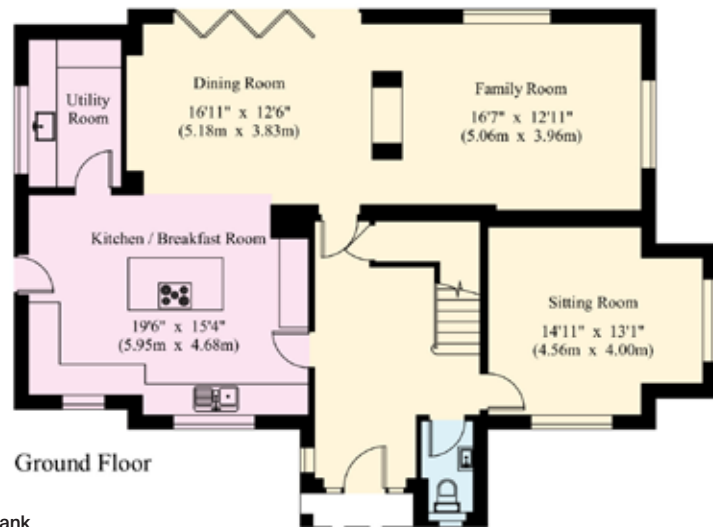
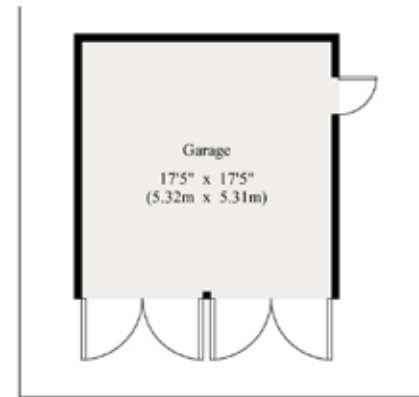
Main House = 272.9 sq m / 2,937 sq ft

Garage = 28.2 sq m / 303 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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Particulars dated [June 2024]. Photographs and videos dated [June 2024].

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