

Camden Hill

Tunbridge Wells



A charming 1920's detached family home in a prime central position on the edge of Camden Park, with scope for modernisation.

Tunbridge Wells Station 0.4 of a mile (London Bridge from 42 minutes), High Street 0.4 of a mile, Pantiles 0.7 of a mile (All times and distances are approximate).



Summary of accommodation

Ground Floor: Entrance hall, Family room, Sitting room, Dining room, Kitchen, Utility room

First Floor: Four bedrooms, Family bathroom with separate w.c.



Situation

(Distances and times are approximate)

Situated in a unique, central position within striking distance of the mainline station, historic High Street and Pantiles, Royal Victoria Place and open green spaces including Dunorlan, Calverley and the Common.



The area is renowned for the quality of its schooling, both in the private and state sectors, being very close to the popular Claremont Primary School (0.2 of a mile) and The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as 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.



The Property

A good-sized entrance hall leads to all of the principal living space on the ground floor. To the right, a formal sitting room and family room both have wonderful outlooks over the garden. There is a separate dining room accessed from the entrance hall, also leading into the kitchen.

On the first floor, there are four bedrooms, served by a family bathroom and separate w.c.

Outside

The property is approached via a private driveway, leading to an attached single garage.

The garden has been lovingly cared for, with a patio adjacent to the house and steps leading up to an expanse of lawn, bordered by established plants, shrubs and trees.

Also to note outside is a utility room and w.c. with external access.



Property Information

Tenure: Freehold

Services: Mains water, electricity and drainage.
Mains gas. Central heating via oil-fired boiler.

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band G

EPC: F

Directions (TN2 4TG): From Tunbridge Wells Station (Mount Pleasant Road), head down the hill to the mini-roundabout and turn left onto Grove Hill Road. Proceed up the hill and, as the road bends sharply to the left, continue straight over onto Camden Hill where Oakfield Cottage will be found down a private driveway on the left hand side, before the gates to Camden Park.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

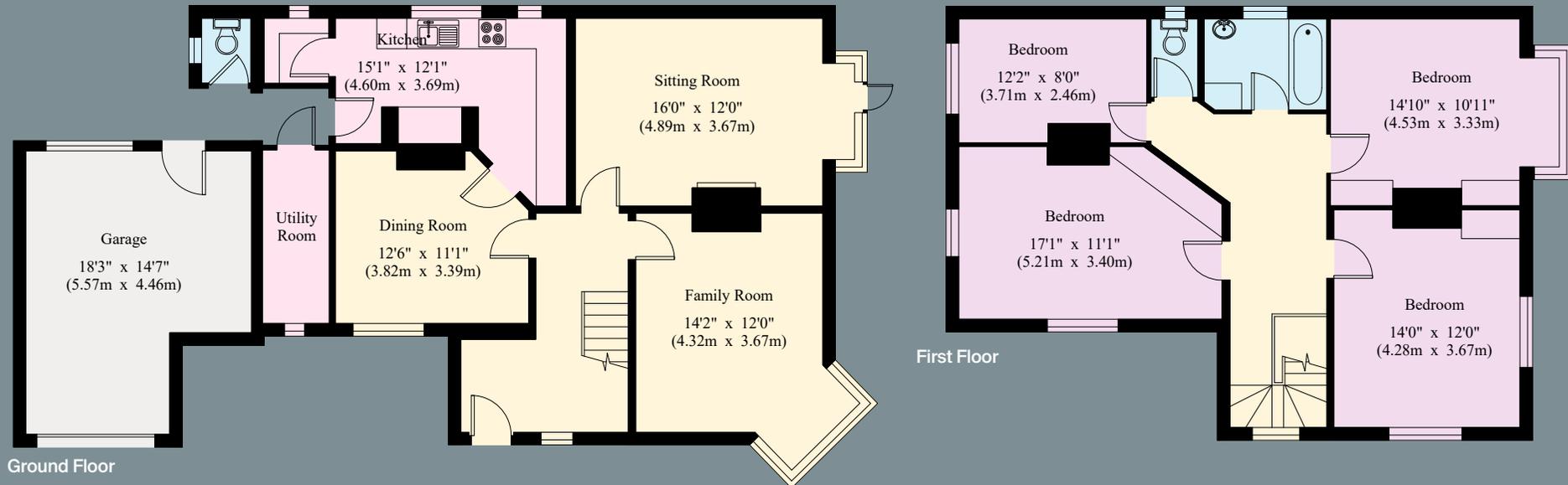
Approximate Gross Internal Floor Area

House: 163.9 sq.m / 1,764 sq.ft

Garage: 21.6 sq.m / 232 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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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 March 2025. Photographs and videos dated March 2025.

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