






4D CAMDEN HILL

Tunbridge Wells, Kent



A SUBSTANTIAL DETACHED FAMILY HOME

Extensively renovated to provide a stunning contemporary interior, arranged over two storeys and situated in a prime town location on the edge of Camden Park.

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Local Authority: Tunbridge Wells Borough Council
Council Tax Band: G
Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.
Postcode: TN2 4TJ what3words.com/plants.stack.atoms

Service Charge: Communal charge for the maintenance and electricity of the communal sewage pump. Approximately £20 per month.



THE PROPERTY

There is a wonderful, double aspect sitting room and a further reception room, currently configured as a study. The impressive, open-plan kitchen/dining room is situated at the rear, with bi-fold and double doors, creating a seamless living and entertaining space. The kitchen itself features stylish shaker style units with stunning solid worksurfaces and a striking central island. There is ample space for a number of appliances and a generous family dining table, as well as useful access into the integral double garage and a separate utility room. The ground floor is completed by a beautifully appointed cloakroom.

The principal bedroom is situated on the first floor with fitted storage and a luxurious en suite shower room. Three further bedrooms on this level are served by a superb family bathroom.





OUTSIDE

The house is approached via a communal driveway leading to a private, gated driveway at the front offering off-street parking in addition to the integral double garage.

The south-facing rear garden is truly unique for its position in the heart of the town, with a substantial terrace leading to an expanse of lawn – ideal for alfresco dining and entertaining.

Agent's Note:
Planning permission in place for further extension - ref: 25/00131/FULL.





SITUATION

Located in a unique, central position within striking distance of the mainline station (0.4 of a mile), 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.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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