Knight Frank

LITTLE DORMERS

Camden Park, Tunbridge Wells

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME

Thoughtfully updated by the current owners to offer stylish accommodation arranged over two storeys and situated on sought-after Camden Park, just 0.6 of a mile from the mainline station.

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Local Authority: Tunbridge Wells Borough Council
Council Tax Band: G
Tenure: Freehold
Services: Mains water, electricity and drainage. Oil-fired central heating. EV charging. Full Fibre Broadband (FTTP).
Postcode: TN2 5AD what3words.com/zest.bright.angle

THE PROPERTY

The open-plan kitchen/dining room is truly impressive with bespoke, shaker style units and stunning solid worksurfaces. There is ample room for a family dining table and sliding doors open directly out onto the patio, creating a wonderful living and entertaining space. There are three generous reception rooms on this level as well as a pantry, utility room, cloakroom and downstairs shower room.

The principal bedroom is situated on the first floor with a luxuriously appointed en suite. Three further bedrooms on this level are served by a family bathroom.

Off-street parking is available on a private driveway with an attached garage. The south-west facing rear garden features a fabulous terrace, perfect for al fresco dining, and leading to an expanse of lawn bordered by established hedging and a beautiful wall to the west elevation.

SITUATION

Little Dormers is ideally situated on prestigious Camden Park, just 0.6 of a mile from the mainline station with services to London Bridge from 42 minutes. The historic High Street and Pantiles with its famous colonnades are both less than a mile away, with a variety of independent cafes, restaurants and boutiques on offer. Tunbridge Wells is renowned for an excellent choice of schools in the state and private sectors including Rose Hill, The Mead and Holmewood House preparatories and nearby Claremont Primary School. Grammar schools for both boys and girls are an option for older children.

Agent's Note: Little Dormers has a right of way over driveways which are owned by the neighbouring properties, Southease and Chequers, with a 1/4 and 1/2 share to maintain respectively. We are advised by the sellers that during their ownership there has been no maintenance required.

Gross Internal Area : 258.6 sq.m (2783 sq.ft.)
(Including Garage)

Ground Floor

First Floor

2 4 6 8 10 12 14 Feet
1 2 3 4 Metres

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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.

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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Your partners in property

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