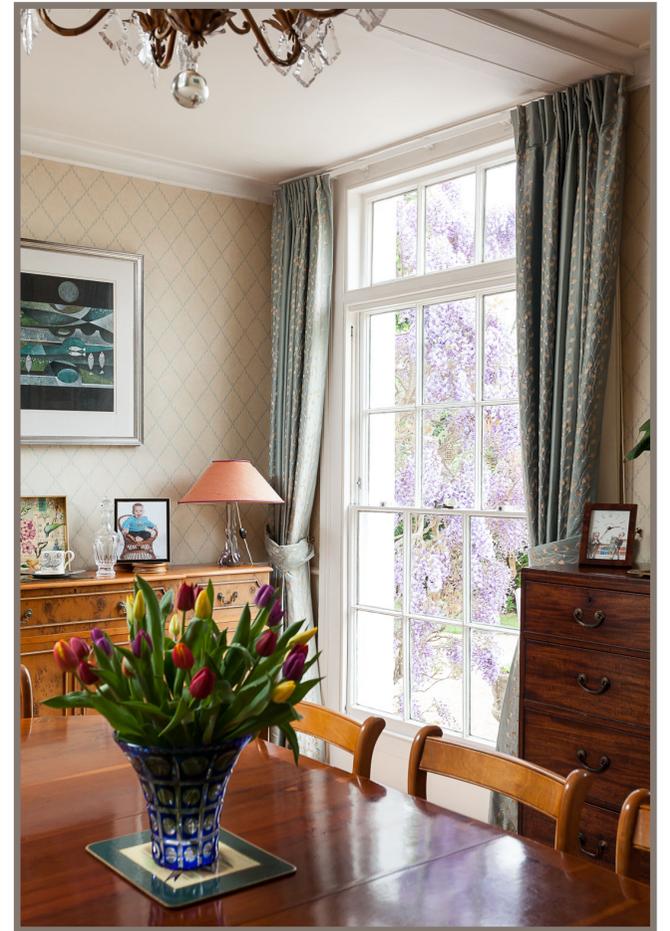




The White House ❖ Culverden Down ❖ Tunbridge Wells ❖ TN4 9SL

An exceptional 7-bedroom Georgian property situated in the heart of Tunbridge Wells, offering peace and seclusion within a beautiful 1.25 acre plot.

MADDISONS
RESIDENTIAL





- ❖ A substantial family home situated at the end of a private drive in a prime Tunbridge Wells location.
- ❖ A beautiful period property with many original features dating from 1740, with later additions in 1800, 1840, and 2009.
- ❖ Just under 4000 sq ft of well-presented living accommodation.
- ❖ 7 bedrooms, 3 bathrooms and 5 reception rooms.



- ❖ Exceptional setting with 1.25 acres of landscaped gardens, including a tennis court.
- ❖ Triple garage block plus further outbuildings and summer house
- ❖ Vibrant town centre and mainline station both within easy reach.
- ❖ Within walking distance of excellent schools in both the state and independent sectors.

DESCRIPTION

The White House is a truly unique property, occupying a rare and enviable setting within the Culverden Down area of Tunbridge Wells. Forming what was originally part of the Great Culverden estate, the rear of the property is believed to date from 1740, with additions to enlarge and improve the property in 1800 and 1840 and then more recently in 2009 by the current owners. The result is a wonderfully elegant residence, which sits proudly at the end of a private drive. One of the most successful aspects of this house is its position: its side-on aspect gives it a wonderful sense of peace and seclusion, with south facing views across the lovely grounds.

ACCOMMODATION

The accommodation within does not disappoint. All of the main reception rooms burst with period charm, and enjoy attractive, tall Georgian windows, feature fireplaces and beautiful cornicing. The appeal of these rooms is further enhanced by their southerly aspect, with the generous windows offering wonderful views over the landscaped grounds and tennis court. The current owners have created a valuable additional home office space, which has a vaulted ceiling, a separate entrance and its own WC. This fabulous 20' room also enjoys the superb garden views and could

easily serve a multitude of other functions. The kitchen/breakfast room to the rear of the property is a large and spacious area, with a range of maple cabinetry, granite worktops, integrated appliances and AGA. This charming room has ample space for casual dining and offers easy access to the utility room, cellar and rear garden.

The accommodation on the first floor is extremely well-appointed, with all 7 bedrooms accessible from the landing and corridor. The master bedroom enjoys a small dressing area and a generous en-suite bathroom. The views from

this room are particularly lovely and it has a wonderfully light and airy feel thanks to its southerly aspect. Three other bedrooms enjoy this same pleasant aspect with the peaceful outlook over the garden.

OUTSIDE

The White House enjoys an enviable position, sitting comfortably at the end of a private drive. The grounds extend to 1.25 acres and include expanses of lawn, mature shrubs and trees, an orchard and fruit garden. There is also a tennis court, which is fully enclosed and its all-weather surface has recently been renewed.

The 3-bay garage block has ample space for three vehicles as well as garden equipment, and there is also a summer house and children's Wendy house. The privacy, seclusion and peace that these delightful gardens afford, despite their central location, is very unique.

LOCATION

The White House is situated just off Culverden Down, an area on the western side of Tunbridge Wells which is popular with families and professionals alike. There are excellent schooling options in the area, within both the state and independent sectors, including those in the sought-after Kent Grammar system.

The mainline station offers a fast and frequent service into Central London. Tunbridge Wells itself boasts excellent commercial and leisure facilities with well-regarded restaurants and excellent shopping opportunities. The impressive, award-winning Bluewater Shopping Centre is 30 miles distant and, if you want to escape to the coast, then the lovely seaside towns of Rye, Eastbourne and Brighton are just 30 miles to the south.





The White House

Freehold

Mains gas, electricity water and sewerage
Tunbridge Wells Borough Council, Band G

Energy Performance Certificate

The White House, Culverden Down, TUNBRIDGE WELLS, TN4 9SL

Dwelling type: Detached house **Reference number:** 0000-2847-7892-9527-0145
Date of assessment: 23 January 2013 **Type of assessment:** RdSAP existing dwelling
Date of certificate: 24 January 2015 **Total floor area:** 334 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,900
Over 3 years you could save	£ 3,183

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 489 over 3 years	£ 324 over 3 years	
Heating	£ 5,877 over 3 years	£ 2,910 over 3 years	
Hot Water	£ 534 over 3 years	£ 483 over 3 years	
Totals	£ 6,900	£ 3,717	<div style="background-color: #2ECC71; color: white; padding: 5px; text-align: center; width: fit-content; margin: auto;"> You could save £ 3,183 over 3 years </div>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-10) G
 Not energy efficient - higher running costs

Current	Potential
83	88

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

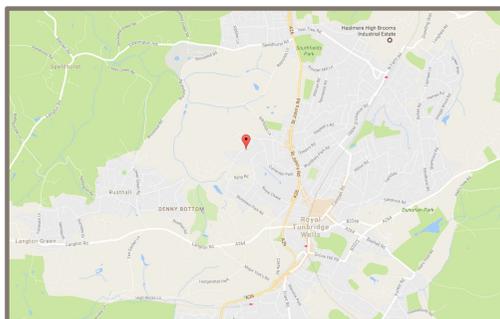
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,590	✔
2 Floor insulation	£800 - £1,200	£ 354	✔
3 Low energy lighting for all fixed outlets	£60	£ 144	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



GROSS INTERNAL AREA - 370.3 SQ.M (985 SQ.FT) GARAGE - GROSS INTERNAL AREA - 58.9 SQ.M (633 SQ.FT)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix 62017

CELLAR

GROUND FLOOR

1ST FLOOR

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RESIDENTIAL

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Disclaimer agent's note:

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