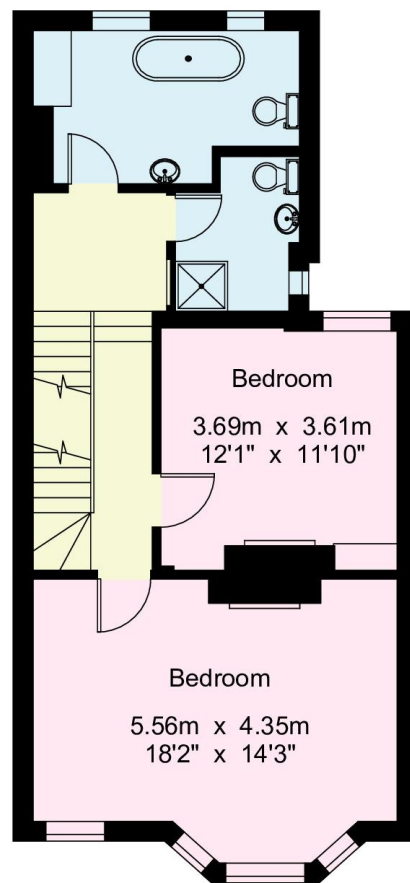
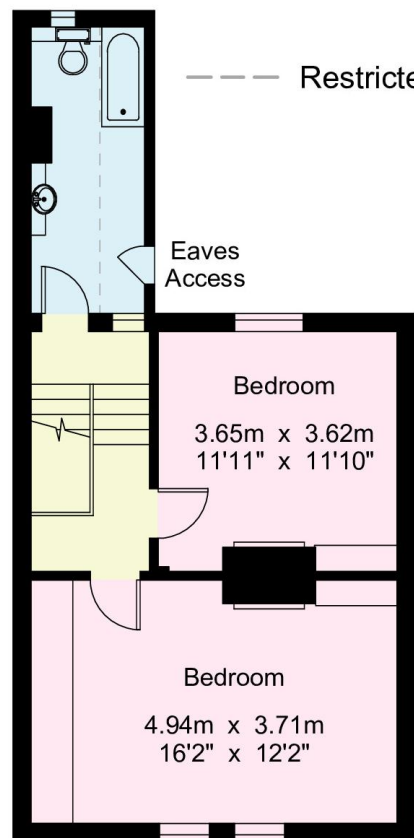


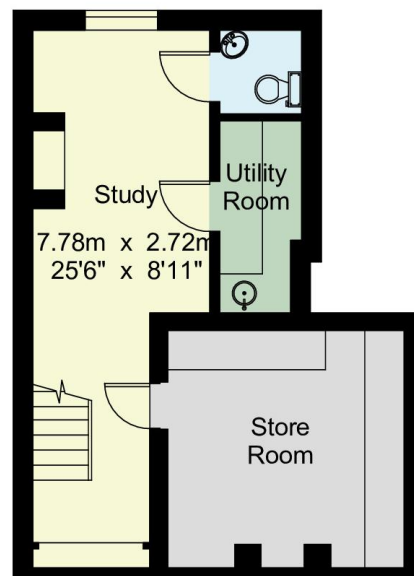
Ground Floor



First Floor



Second Floor



Lower Ground Floor



10 Mountfield Gardens

House - Gross Internal Area : 211.1 sq.m (2272 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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10 Mountfield Gardens

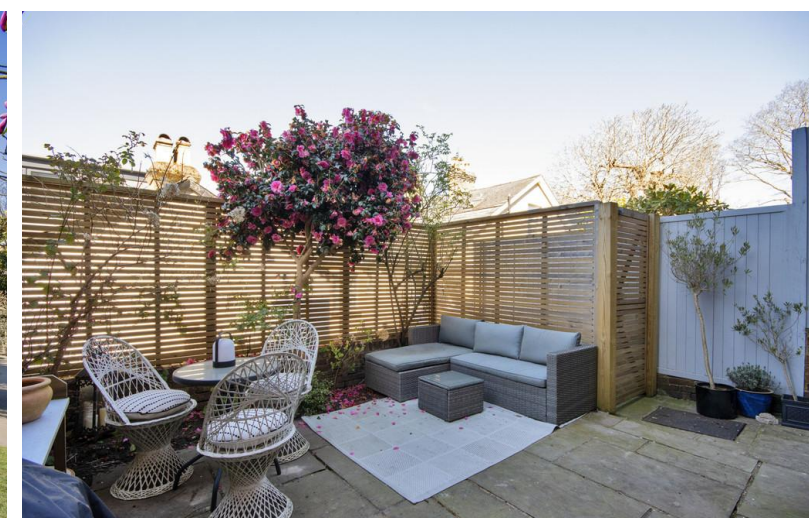
Tunbridge Wells, TN1 1SJ

SUMNER PRIDHAM

A substantial and beautifully presented period town house in a sought after tree lined road opening into Calverley Grounds. Spacious and well-proportioned accommodation spans 3 floors plus a lower ground floor office/family room, many period features remain intact. Ideal no through road location close to a park yet within walking distance to central station.

Double doors to entrance Vestibule, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Office/Family Room, Utility Room, Cloakroom, large Storage Room, first floor Drawing Room/Bedroom, 3 further Double Bedrooms, Bathroom, Shower Room, Children's Bathroom, Gas Fired Central Heating, west facing Courtyard Garden, Permit Parking available.

Guide price £1,150,000 Freehold



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A spacious 2272 sq. feet /211 sq. metre townhouse within minutes' walk to central station, enviable tree lined location close to Calverley Grounds entrance.
- ◆ Large well-proportioned rooms retaining many period features including moulded cornicing and period fireplaces.
- ◆ The beautifully presented accommodation caters for modern family living with adaptable accommodation whilst retaining attractive period features.
- ◆ Original double doors with lead light panes and decorative fan light above to an entrance vestibule and period front door with stained glass panels to the hall.
- ◆ Impressive staircase spans 3 floors.
- ◆ Front reception room includes a bay to the front with outlook to Calverley Grounds and includes marble fireplace tall ceiling and moulded cornicing.
- ◆ Dining room/snug with sash window to the rear, attractive marble fireplace, tall ceiling and moulded cornicing.
- ◆ Both reception rooms finished with the original exposed floorboards.
- ◆ Kitchen/Breakfast room with tall ceiling enjoys a dual aspect and door to the garden, quartz worksurfaces with deep butler sink with Devol brass taps, floor to ceiling pantry cupboard.
- ◆ Good range of painted wooden cupboards, plumbing for dishwasher and Rangemaster electric oven with Britannia hood above.
- ◆ Door leads down to a spacious family room/office with window to the rear.
- ◆ Cloakroom and separate utility room off the family room with fitted



worksurfaces, stainless steel sink, plumbing for washing machine and space for tumble dryer.

- ◆ Plus, a useful good size storage room with fitted cupboards and drawers.
- ◆ Impressive staircase leads to a spacious first floor landing.
- ◆ Drawing room or optional bedroom with a square bay and views towards Calverley Grounds, attractive marble fireplace with tiles inset and hearth and cornice to the ceiling.
- ◆ Double bedroom with sash window to the rear, built in wardrobe cupboard to side of period fireplace surround.
- ◆ Shower Room with separate shower cubicle and drench head shower, pedestal washbasin, low level WC, limestone tiled wall and floors, air extractor and window.
- ◆ Adjacent bathroom with attractive claw foot standalone bath with Savoy wash basin on chrome stand, low level WC, limestone tiled floor and walls, pair of sash windows to the rear, double doors to airing cupboard housing large unvented hot water tank.
- ◆ Continuation of the period staircase leads to a half landing and child's bathroom, height restricted (former planning permission granted to raise the head height), currently with panelled bath low level WC, washbasin, window and eaves storage.
- ◆ Second floor landing gives access to 2 further double bedrooms, one to the front, a pair of sash windows, views to Calverley Grounds, period cast iron fireplace and wall to wall wardrobe cupboards.
- ◆ Double bedroom to the rear with views across town and fitted wardrobe cupboard and period fireplace.

Outside

- ◆ The property is set back from Mountfield Gardens with wrought iron gate brick boundary wall and a small area of garden.
- ◆ Landscaped rear garden featuring an attractive horizontal slatted fence boundary, mature Camellia, and access to a twitten leading to Grove Hill Road.
- ◆ The courtyard garden enjoys the afternoon sun.

Location

- ◆ Envidable and sought after location on a no through road close to the entrance to Calverley Grounds which is a historic park with lawns, ornamental gardens, children's playground and tennis courts. Few minutes' walk to the Grove another attractive park with children's play area.
- ◆ Short walk through Calverley Grounds to the Mainline station.

Practicalities

- ◆ Tunbridge Wells Council Tax Band F.
- ◆ Permit parking available zone A.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

