



Camden Park, Tunbridge Wells





IT'S SUCH A
LOVELY DAY,
I'D LOVE TO
HAVE TEA IN
THE GARDEN

AMINO & BLANCK

THE GARDEN

West House, 6 Camden Park

A fine and substantial attached Arts & Crafts family home offering beautifully presented accommodation arranged over three storeys, situated in the highly-sought after and prestigious Camden Park.

Tunbridge Wells Station 0.5 of a mile (42 minutes to London Bridge), High Street 0.5 of a mile, Pantiles 0.9 of a mile, A21 (Pembury) 2 miles, M25 (J5) 16 miles.

(All times and distances are approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council: Tel 01892 526121

Council tax band: F

Services: Mains drainage, electricity and water. Gas-fired central heating.



The Property

West House is believed to have been built in 1885 and designed by the architect for the Church Commissioners at the time, Ewan Christian, who later designed the National Portrait Gallery in London. The house is the larger portion of the original vicarage to St Peter's Church.

The impressive entrance hall leads into a superb family kitchen with a range of bespoke, hand-crafted cabinetry, granite worktops, AGA and an island with further storage and seating for two. The kitchen flows directly into a spacious breakfast room, flooded with natural light, with doors leading out to the garden and offering space for a table, additional seating, built-in storage and a log-burning stove. There is a substantial utility / laundry room accessed from the breakfast room.

There are four generous reception rooms, used by the current owners as a Drawing Room, Dining Room, Family Room and Orangery. There are a wealth of period features on display including high ceilings, picture rails and feature decorative fireplaces. The rooms flow seamlessly creating a wonderfully versatile living and entertaining space, continuing directly out into the garden.

Also on the ground floor there is a study, cloakroom and downstairs w.c.

The Principal Suite is located on the first floor with a Juliette balcony offering wonderful views over the rear garden as well as a dressing room and well-appointed en suite shower room with 'his and hers' sinks. There are three further bedrooms, one with en suite shower room, also on this level.

On the second floor, there are three bedrooms, one with en suite shower room and dressing room, and a separate family bathroom. This floor also offers a bright and spacious games room.

There is plenty of storage throughout the house including full height, boarded attic space and vaulted understairs wine storage.











Gardens and Grounds

Outside, the property is approached through a gated entrance leading to a private driveway with space for a number of cars and a turning circle.

To the rear, there is a good-sized patio area adjacent to the house - ideal for alfresco entertaining in the summer months. The garden has been beautifully maintained, mainly laid to lawn with established plants, shrubs and trees, as well as an outdoor swimming pool with pool house.

The property also benefits from an attached garage / store.

Situation

West House occupies an excellent location within the highly sought after Camden Park. This private park, with its superbly appointed villas, offers close proximity to the town centre of Royal Tunbridge Wells hosting a wide array of shops, boutiques, brasseries and restaurants, as well as having access to the delightful Dunorlan Park. For those wishing to commute to London by train, the property is just 0.5 of a mile from the main line station. For motorists there is easy access to a number of major road routes, including the A21, which links with the M25 motorway network, and the international airports of Gatwick and Heathrow. Tunbridge Wells and the surrounding area is renowned for the quality of its schooling, both in the private and state sectors, including Holmewood House Preparatory School, Tonbridge School, Sevenoaks School and Benenden. Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs.

Directions (TN2 4TW)

From Tunbridge Wells Station, proceed up Grove Hill Road to the top where the road bends sharply left into Prospect Road. Proceed straight on into Camden Hill. At the top of the hill, go through the entrance gates into Camden Park and bear left. West House will be found after a short distance on the right-hand side.



**Approximate Gross Internal Floor Area
493 sq m / 5307 sq ft (including garage)**

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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