



Culverden Lodge, Tunbridge Wells, Kent

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# Culverden Lodge, 12 Culverden Park Road, Tunbridge Wells

A substantial detached family home with 2434 sq ft of accommodation, in a popular residential road close to the centre of Tunbridge Wells. Culverden Lodge offers generous living space with 5 bedrooms, attractive gardens and secure off-road parking for several vehicles. Set in sought-after Culverden Park Road, the property lies less than 1 mile from the train station and town centre and within walking distance of many popular primary and secondary schools, both grammar and independent.

Tunbridge Wells Station 0.8 of a mile (London Bridge from 42 minutes), High Street 0.9 of a mile, Pantiles 1 mile, A21 (Pembury) 2.5 miles, M25 (J5) 13 miles.

(All times and distances are approximate)



**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council. Tel: 01892 526121

**Council tax band:** F

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

## Situation

Culverden Park Road is in a sought-after location within walking distance of the town centre with its excellent shops, restaurants, cafes, and bars. The High Street's independent shops and cafes lead to the Pantiles, its Georgian colonnade of shops/restaurants providing alfresco dining, jazz festivals, and year-round farmer's market. The property is ideally placed for excellent schools, both private and state, including many renowned grammar and independent schools such as The Skinners' School, Tunbridge Wells Girls' Grammar School and Rose Hill School.

## Directions (TN4 9QX)

Proceed north away from Tunbridge Wells on the A26 with the Common on your left. Go straight over the mini-roundabout at the top of the hill and turn left at the memorial onto Culverden Park. Take the first right onto Culverden Park Road where No.12 will be found on the right-hand side.











## The Property

A separate porch with tiled floor opens into a welcoming entrance hall with oak-style flooring. A superb double-aspect sitting room features a large bay window overlooking a colourful front garden, with an open fireplace made of antique bricks.

A good-size study offers valuable work-from-home space. Oak-style flooring continues throughout the ground floor to the spacious kitchen/breakfast room, fitted with oak-fronted wall and base units, incorporating breakfast bar with ample space for a large dining table. French doors open onto a patio paved with Indian sandstone, offering a secluded space for alfresco dining and entertaining.

The kitchen/breakfast room leads into a spacious extension, comprising a well fitted utility room & second kitchen, with stable door leading to a side path. A spacious family room features a vaulted ceiling and large box-bay window. Further ground floor rooms include a cloakroom, and two impressive, large bedrooms overlooking the rear garden, with a family bathroom with a separate shower cubicle.

On the first floor, a bright landing with two roof windows leads onto three further bedrooms: two equal-sized bedrooms overlook the rear garden; the principal suite enjoys an attractive outlook over the front; built-in wardrobes provide ample storage. There is a large family bathroom with separate shower cubicle.



## Gardens and Grounds

The property sits centrally to the plot, surrounded by well-established gardens featuring shrubs, perennials and fruit trees including apple, cherry and walnut. Timber double gates open onto the large brick-paved driveway, providing parking for numerous vehicles and an attractive private courtyard area, ideal for entertaining. Fencing and laurel hedging provide a high level of seclusion to the front. Paved paths to either side lead into the rear garden with sandstone and timber-walled terraces, decking area and York Stone steps rising to a tranquil spot to relax beneath a shady walnut tree.





Beautifully presented accommodation arranged over two floors, with views over the lovely garden.









The property is set in a perfect location for access to many well-regarded schools, including The Skinners' School and Rose Hill School.



**Approximate Gross Internal Floor Area**  
**226.2 sq m / 2434 sq ft**

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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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