

Camden Hill

Tunbridge Wells



A charming detached former Coach House with beautifully landscaped south-facing gardens, situated on the edge of prestigious Camden Park.

Tunbridge Wells Station 0.4 of a mile (London Bridge from 42 minutes), High Street 0.4 of a mile, Pantiles 0.7 of a mile, A21 (Pembury) 2 miles.
(Distances and times approximate).



Summary of accommodation

The House

Ground Floor: Entrance hall | Dining room | Kitchen | Utility room | Cloakroom | Sitting room | Garden room
Self-contained annexe with reception room, bedroom and shower room

First Floor: Principal bedroom with en suite | Two further bedrooms | Family bathroom



Situation

(Distances and times are approximate)



Situated in a unique, central position yet with a semi-rural feel, the property sits within striking distance of the mainline station, historic High Street and Pantiles, Royal Victoria Place and open green spaces including Dunorlan, Calverley and the Common.



The area is renowned for the quality of its schooling, both in the private and state sectors, being very close to the popular Claremont Primary School (0.2 of a mile) and The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.



Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.



The Property

Believed to date back to the 1860's with later additions, The Coach House offers well-proportioned and immaculately presented accommodation arranged over two storeys.

A bright and spacious entrance hall leads seamlessly into an impressive, open-plan kitchen/dining/living space which is flooded with natural light. The bespoke kitchen comprises neutral shaker style wall and base units with stunning Quartz worksurfaces, integrated Miele steam oven and a three oven electric Aga (available by separate negotiation). The kitchen leads into a useful utility room with a Butler sink and facilities in place for a washing machine, tumble dryer and dishwasher.

A main sitting room with log burner is situated to the left of the entrance hall, leading into a fabulous garden room with sky light and bi-fold doors opening out into the garden.

The accommodation continues on this level into a further reception room, bedroom with air conditioning and shower room, making it an ideal self-contained annexe if required.

Also to note on the ground floor is a very good-sized downstairs cloakroom, accessed from the entrance hall.

The principal bedroom is located on the first floor, with cleverly designed wardrobes, integrated furniture and storage, air conditioning and a luxuriously appointed en suite featuring a separate bath and shower. There are two further bedrooms on this level, served by a family bathroom.



Outside

A private gated entrance leads to a substantial parking area with space for a number of vehicles and an EV charging point. An attractive path leads to the front door.

The garden has been lovingly cared for by the current owners, sitting at the front of the house, facing south, with well-placed seating for alfresco entertaining. An area of level lawn is bordered by established shrubs, plants and trees.

Property Information

Tenure: Freehold

Services: Mains water, electricity and drainage.
Air source heat pump. EV charging point.

Local Authority: Tunbridge Wells Borough Council.
Tel: 01892 515035

Council Tax: Band G

EPC: C

Directions (TN2 4TG): From Tunbridge Wells Station (Mount Pleasant Road), head down the hill to the mini-roundabout and turn left onto Grove Hill Road. Proceed up the hill and, as the road bends sharply to the left, continue straight over onto Camden Hill where The Coach House will be found down a private driveway on the left hand side, before the gates to Camden Park.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
262.2 sq.m / 2,822 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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I would be delighted to tell you more

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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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Particulars dated March 2025. Photographs and videos dated February 2025.

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