

# Madeira Park


Tunbridge Wells







A fine, detached Edwardian family home offering well-proportioned accommodation arranged over three storeys, situated on highly sought-after Madeira Park within striking distance of the historic High Street, Pantiles and mainline station.

Tunbridge Wells Station 0.5 of a mile (London Bridge from 42 minutes),  
High Street 0.3 of a mile, Pantiles 0.4 of a mile  
(Distances and times approximate).

  
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Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Family room | Kitchen/dining room | Laundry room

Utility room | Cloakroom

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


Second Floor: Bedroom | Attic room




Situation

(Distances and times are approximate)

Situated just 0.5 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the historic High Street and famous Pantiles.

 The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby Claremont Primary School 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

A bright and spacious entrance hall leads to all of the principal reception space, including a sitting room and family room, both with a wealth of period charm such as ornate fireplaces, fitted storage, wonderfully high ceilings and decorative cornicing. The open-plan kitchen/dining room is flooded with natural light and spans the width of the house at the rear, with direct access out to the garden. The kitchen itself comprises a range of contemporary, neutral wall and base units with stunning white worksurfaces and a useful island. There is plenty of space for a dining table, ideal for modern family living. Leading from the kitchen is a separate laundry room with side access and a utility room, also with access out to the garden, and leading into a downstairs cloakroom.

The principal bedroom is located on the first floor with a well-appointed en suite bathroom. There are two further bedrooms on this floor, served by a family bathroom.

There is one further bedroom on the second floor with a useful attic room.





## Outside

At the rear, a good-sized patio sits adjacent to the house, ideal for alfresco entertaining, with steps leading up to an expanse of lawn bordered by established plants, shrubs and trees. There is a versatile detached outbuilding at the very end of the garden, used as a home-office by the current owners.

A gate leads to a private approx. 3.5 acre woodland co-owned with neighbours.

Residents' permit parking on Madeira Park.

## Property Information

**Tenure/Agent's Note:** The house and garden are Freehold and there is an area of land and woodland co-owned by a collection of residents of Madeira Park and Cumberland Walk who back onto the woodland on a Share of Freehold basis. There is an annual charge relating to the woodland which was £50 for 2024. For further information, please contact the office.

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

**Local Authority:** Tunbridge Wells Borough Council

**Council Tax:** Band G

**EPC:** D

**Directions (TN2 5SX):** On foot: From our office on the High Street, turn left onto Warwick Road and proceed up the hill. Continue straight ahead onto Little Mount Sion. At the T-Junction, turn right onto Mount Sion and then left onto Madeira Park. When the road forks, bear left and No.17 will be found on the left hand side.

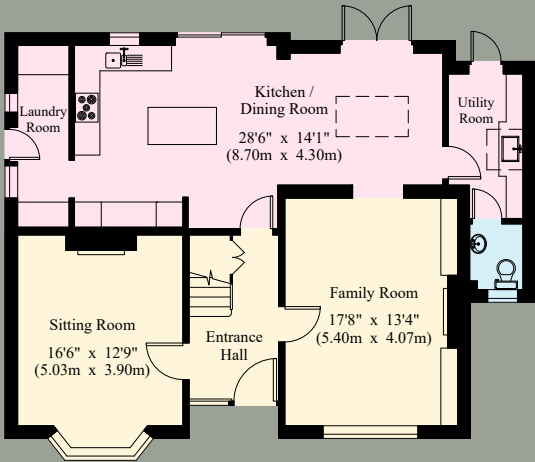
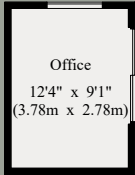


Approximate Gross Internal Floor Area

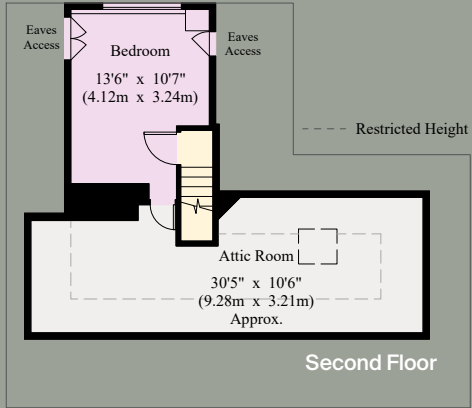
House: 224.4 sq.m / 2,415 sq.ft

Outbuilding: 10.6 sq.m / 114 sq.ft

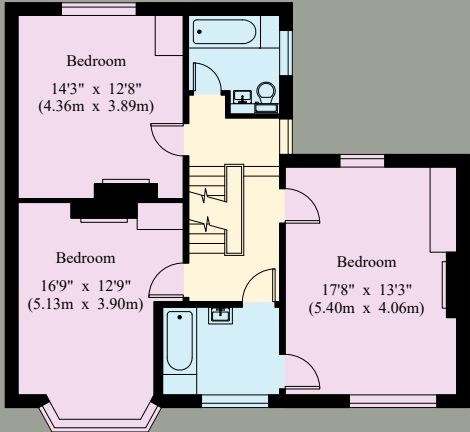
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second floor



First Floor

**Knight Frank**

47 High Street

Tunbridge Wells

TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Ross Davies**

01892 772947

[ross.davies@knightfrank.com](mailto:ross.davies@knightfrank.com)



**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 March 2025.

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