



A rare opportunity to acquire this beautifully presented eight bedroom family home, set within its own gardens & parkland, stretching to 10.7 acres in the centre of Camden Park, Tunbridge Wells.

Tunbridge Wells station 0.9 miles, M25 J5 16 miles, Central London 47 miles, Gatwick Airport 36.3 miles (All distances are approximate)



Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Family room | Study | Kitchen | Orangery | Larder | Utility room | Downstairs cloakroom First Floor: Three bedroom suites | Balcony access | Dressing room | Spacious landing

Second Floor: Five bedrooms | Two family bathrooms | En suite shower room

Cellar: Study | Wine cellar | Plant room

Outbuildings: Garage | Stables | Log store | Gardeners shed

Gardens and Grounds: Landscaped gardens | Parkland | Croquet lawn | Loggia seating area | Swim spa

In all about 10.7 acres

THE PROPERTY

Camster

Set within the exclusive and highly sought-after enclave of Camden Park, Camster is a magnificent and secluded estate offering elegant proportions, exceptional living space, and beautifully landscaped gardens and parkland. Accessed via a long gravel driveway through private gates, the property occupies a truly private setting surrounded by manicured gardens and mature trees in a prime central Tunbridge Wells location.









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LIVING SPACE



The interior of Camster has been thoughtfully designed to offer both grandeur and comfort across all levels. Upon entering, a grand reception hall sets an impressive tone, leading into a series of refined and versatile living spaces.

A bespoke kitchen, crafted to an exceptional standard, opens into an orangery-style dining area bathed in natural light—perfect for everyday living and entertaining alike. Adjoining this space is a welcoming family/snug room, while more formal gatherings can be hosted in the elegant drawing room and formal dining room. A dedicated study provides a quiet space to work, complemented by a well-equipped utility room, larder, and integral access to the garage. A cloakroom with WC completes the ground floor.













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BEDROOM ACCOMMODATION



Upstairs, the first floor hosts the luxurious principal suite, which includes a spacious dressing room, a sumptuous en suite bathroom, and direct access onto a private balcony overlooking the landscaped rear gardens. Two additional bedroom suites are also found on this floor, one of which shares access to the same balcony.

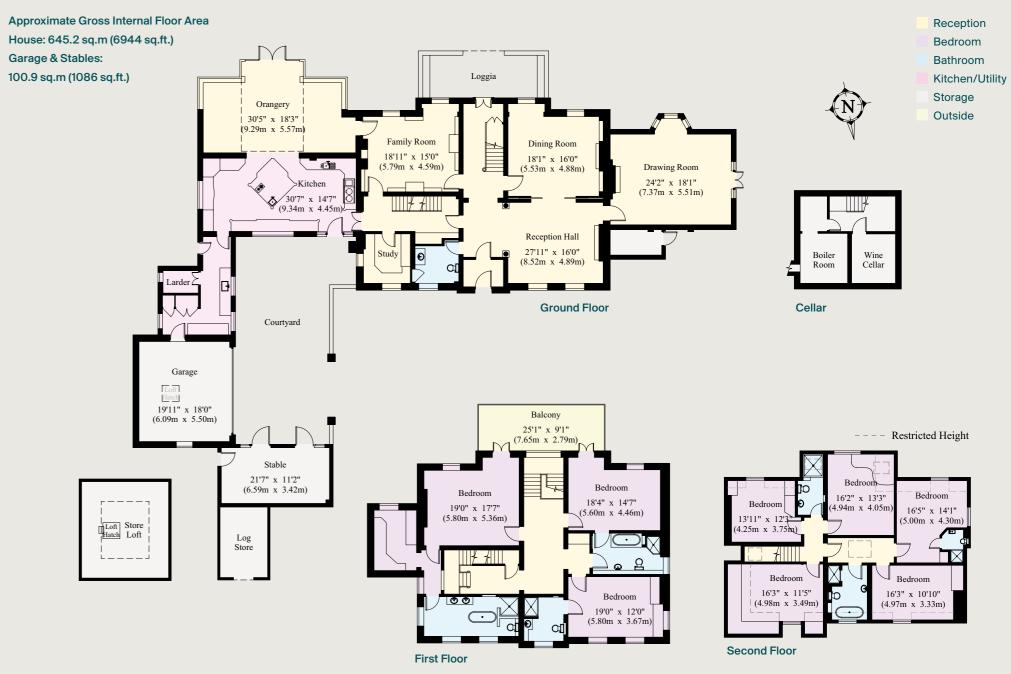
The second floor features five generously proportioned double bedrooms. One enjoys the benefit of an en suite shower room, while the remaining bedrooms are served by two stylish family bathrooms. From this level, there is access out onto the roof, offering breathtaking views across the grounds.

On the lower level, the cellar provides further versatile space including a secondary study, wine cellar and access to the plant room.









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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OUTSIDE SPACE

Gardens & Grounds

The gardens are a true highlight of Camster, with every inch thoughtfully designed and maintained. The grounds include a formal croquet lawn, various patio areas ideal for outside entertaining, and tiered gardens to the rear, which was historically the front of the property. A loggia seating area beneath the balcony offers a sheltered seating and dining area, while a hot tub/swim spa adds a touch of luxury. Mature parkland to the south enhances the sense of seclusion and grandeur. Additionally, there are a number of outbuildings which include a double garage, two stables, log store and a gardeners shed.













Location

Camster 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 cultural activity, there is no need to travel as

Tunbridge Wells boasts its own Theatre and Arts Centre.

For those wishing to commute to London by train, the property is within walking distance of the mainline station.

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 is renowned for the quality of its schooling, both in the private and state sectors.

Tunbridge Wells is home to the nationally recognised Holmewood House Preparatory School. Within easy driving distance are also some other notable private schools, including Tonbridge School, Sevenoaks School and Benenden within The Weald. Tunbridge Wells has also retained its grammar school, and Warneford House is within the catchment area.

Sporting and recreational interests in the area are well served with golf at Nizels, Lamberhurst and Hever Castle. Horse racing at Lingfield Park, cricket and tennis at Nevill Cricket Ground and Tennis Club. Sailing and fishing are also available nearby; sailing at Bewl Water and Bough Beech Reservoir and fishing at Chipstead Lakes. There is an abundance of country walks, cycling and riding to be had in the surrounding countryside. The South Downs and Kent & Sussex Coasts are also in close proximity.

Property Information

Tenure

Freehold

Local Authority

Tunbridge Wells

Council Tax

Band H

EPC Rating

- rating

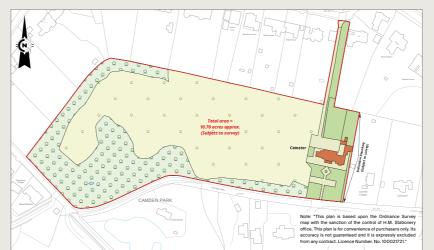
Directions

Postcode: TN2 4TW

What3words: ///degree.found.influencing

Viewings

Viewing is strictly by appointment through Knight Frank.





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