



The Studio, Cambridge Street, Tunbridge Wells, Kent



An exquisite family home renovated by the current owners to an exceptional standard, offering stunning contemporary interior set across three floors, in a sought-after location within Tunbridge Wells.

Situation

Cambridge Street is situated in the most sought-after of roads in the 'village area' of Tunbridge Wells. It is within easy reach of everything that the town has to offer including a comprehensive shopping facilities, including many major national stores in Royal Victoria Place and a wide variety of individual shops, cafes, and restaurants on the famous Pantiles and historic High Street. The property is ideally placed for the outstanding Claremont and St Peters' Primary Schools. Tunbridge Wells also offers excellent educational facilities within the state and private sectors, including grammar schools for boys and girls in Tunbridge Wells and Tonbridge. Nearby parks include Calverley, The Grove and Dunorlan.

Distances

Tunbridge Wells Mainline station 0.6 of a mile (London Bridge from 42 minutes)
High Street 0.5 of a mile, The Pantiles 0.8 of a mile, A21 (Pembury) 2 miles
(All times and distances are approximate).

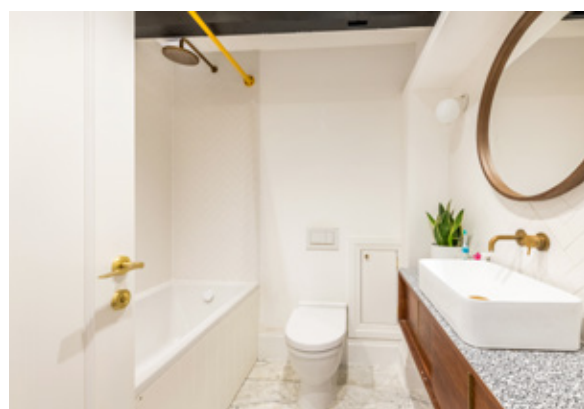


The Property

The Studio, is an architecturally designed, Civic award winning property that has been comprehensively renovated and remodelled in recent years, blending an array of spectacular modern touches, including underfloor heating throughout, while providing generous and flexible accommodation.

The front door leads into a spacious reception hall with a convenient cloak/utility room located at the end. The open-plan kitchen/dining room is considered the hub of the house with a large island with seating, fitted wall and base units with fully integrated Neff appliances, and plentiful cupboards and open shelves, providing a wonderful space for day-to-day living and entertaining; double doors lead out to a south-facing terraced garden. Stairs from the ground floor lead up to a generous-sized living room with a vaulted ceiling, original beams, and a Stivaz wood burner, with double-aspect windows offering views to the outside.

On the lower ground floor are three large bedrooms, and a well-appointed family bathroom, with parquet flooring throughout the downstairs. The principal suite enjoys an attractive outlook with a fitted wardrobe and a luxurious en suite with a shower.





Gardens and Grounds

The property has a wonderful approach with a landscaped pebbled area and a tandem garage and store located to the left. To the rear of the house is a large enclosed terraced garden; providing the perfect backdrop for al fresco dining and entertaining.

Directions (TN2 4SJ)

From Tunbridge Wells Station (Mount Pleasant Road entrance), proceed down the hill and turn left at the mini roundabout onto Grove Hill Road. Continue up the hill and follow the road as it bends sharply to the left and becomes Prospect Road. Take the first right onto Cambridge Street where The Studio will be found on the right-hand side.

Planning

Permission exists for the removal of the existing garage, and construction of single-storey side extension. Alterations is permitted to the front garden including new entrance gate and foot path and associated landscaping (REF 22/01886/FULL). More information can be found on the Tunbridge Wells Borough Council website.

Property information

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

Local Authority Tunbridge Wells Borough Council

Council Tax Band F

Tenure Freehold

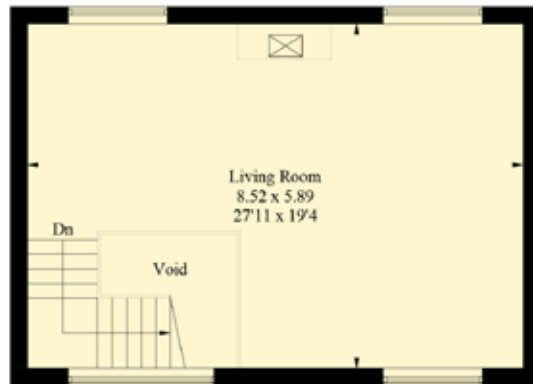
Viewings Strictly by prior appointment with Knight Frank, LLP



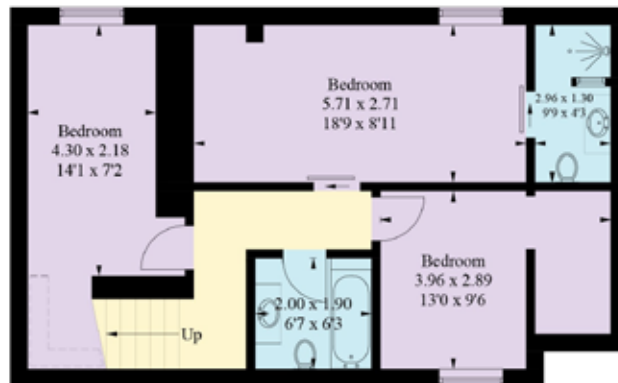
Approximate Gross Internal Floor Area

Total Area = 178.5 sq m / 1,921 sq ft (Excluding Void)

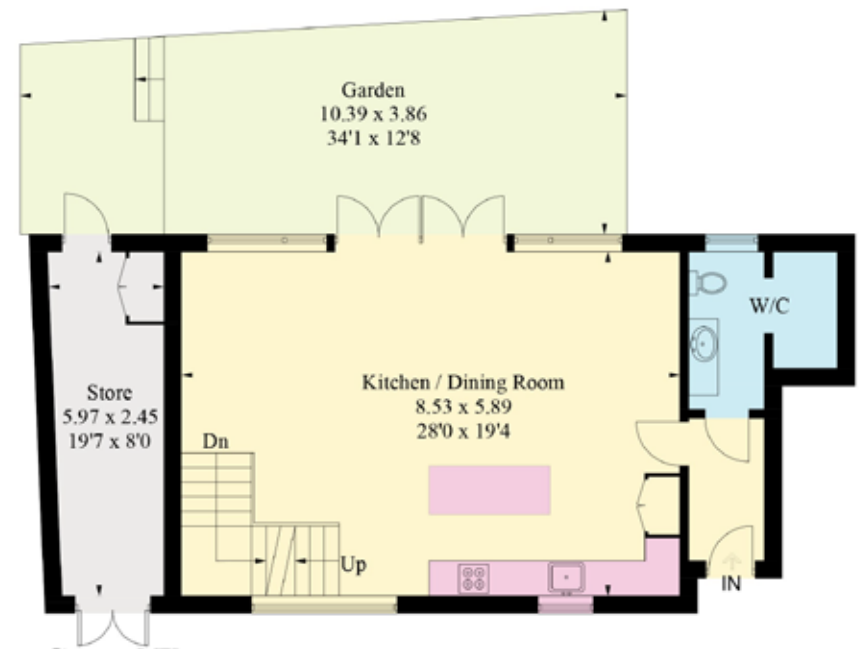
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Lower Ground Floor



Ground Floor

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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 [November 2023]. Photographs and videos dated [November 2022].

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