



WENHAM HOUSE

Mountfield Road, Tunbridge Wells





A UNIQUE VICTORIAN TOWNHOUSE

Situated on a highly desirable no-through road, within easy reach of the mainline station and town centre, with off-street parking and direct views over Calverley Park.

			EPC
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Local Authority: Tunbridge Wells Borough Council

Council Tax Band: F

Tenure: Freehold

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

Postcode: TN11 5G [what3words.com/jump.bugs.clean](https://www.what3words.com/jump.bugs.clean)

Agent's Note: Images include views across Calverley Park.

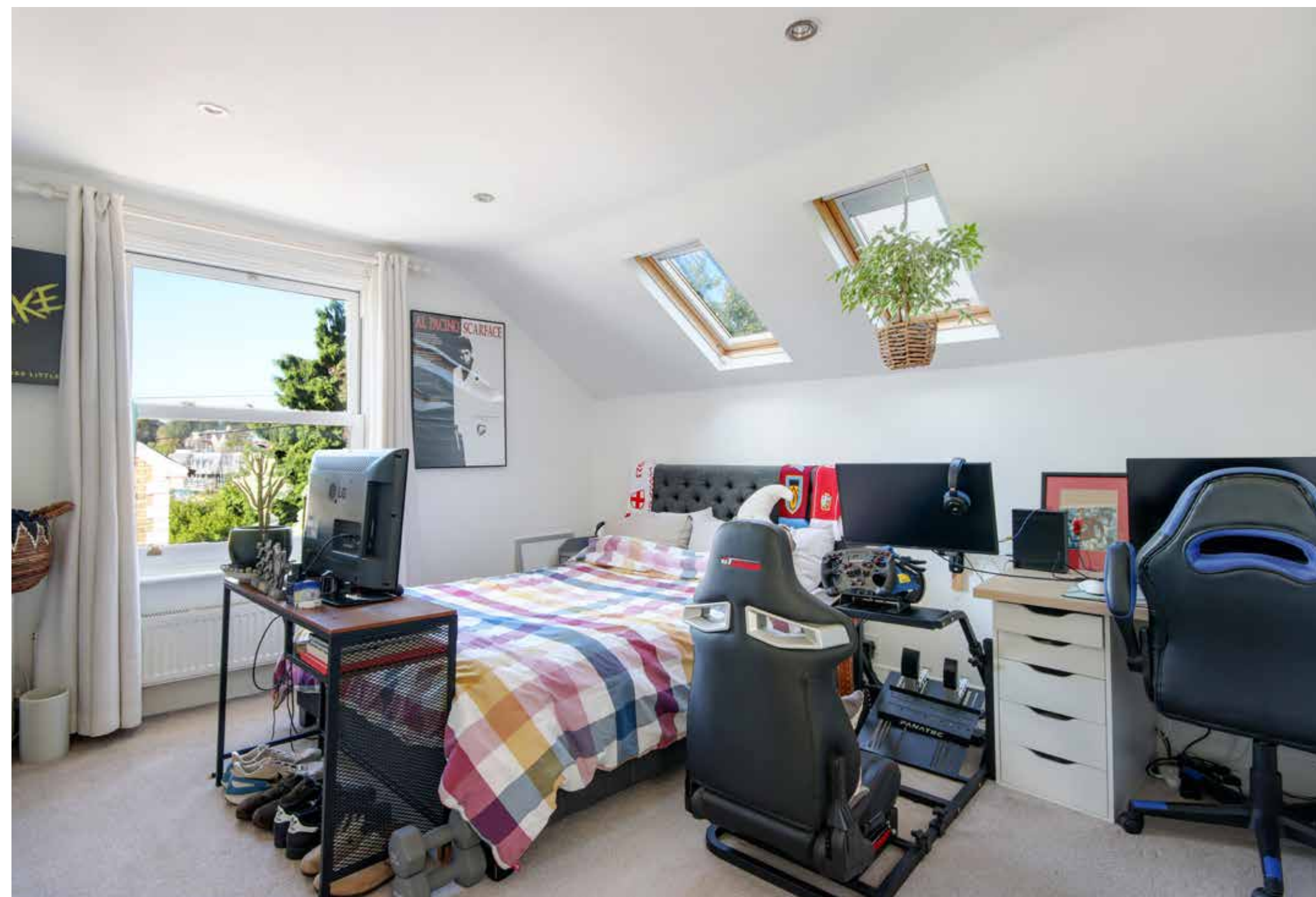


THE PROPERTY

The house offers beautifully presented and well-proportioned accommodation in excess of 2,000 sq ft and arranged over three storeys. A family room at the front leads through to an impressive, open-plan kitchen-dining space at the rear of the house with bi-fold doors opening directly out into the courtyard garden. The kitchen itself comprises a range of contemporary wall and base units with a substantial island and ample space for appliances. A downstairs cloakroom and separate utility room complete the ground floor.

There are two bedrooms on the first floor, served by a luxurious family bathroom and separate w.c. The front bedroom on this level could also be used as a further reception room, with wonderful double aspect and ornate fireplace. Stairs lead up to the second floor with three further bedrooms and another family bathroom.







SITUATION AND OUTSIDE

Situated just 0.2 of a mile from the 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.

A gated driveway to the side of the house provides off-street parking, with further parking in the double garage.

To the rear of the house, accessible from the kitchen, is an enclosed courtyard garden, ideally suited to alfresco dining. Steps lead up from the courtyard to a decked roof terrace, situated above the garage, from which to enjoy views over adjoining Calverley Park.



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Gross Internal Area : 187.7 sq.m (2020 sq.ft.)
(including Garage/Store room)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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