



19 CALVERLEY PARK

Tunbridge Wells, Kent



AN ELEGANT, DETACHED DECIMUS BURTON TOWNHOUSE

Grade II* Listed and situated in an exclusive private park location, just 0.3 of a mile from the mainline station. The house offers some of the finest architecture from the Georgian period with a secluded rear garden and private, gated driveway.

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Local Authority: Tunbridge Wells Borough Council
Council Tax Band: H
Tenure: Freehold

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

Agent's Note: The residents all own a share in, and manage, the circa 10 acres of parkland and the principal gate house to the park. There is a charge of £550 per year for upkeep.

Postcode: TN1 2SL [what3words.com/stand.papers.square](https://www.what3words.com/stand.papers.square)



THE PROPERTY

19 Calverley Park offers beautifully presented accommodation arranged over three storeys. Typical of the Regency period, the house is elegant and light-filled with large sash windows, exquisite fire places and ornate cornicing.

There are three generous reception rooms on the ground floor, currently configured as a sitting room, drawing room and dining room, all accessed from a wonderful reception hall. Rooms at the back of the house benefit from access directly out to the rear garden – creating a superb living and entertaining space.

The kitchen is well-appointed with a useful central island and leads into a separate utility room. A downstairs cloakroom completes this level.





CONTINUED

The lower ground floor offers versatile accommodation comprising of a reception room, kitchen, two bedrooms, shower room and separate storage. There is separate, external access allowing this level to be used as a two bedroom, self contained flat if required.

The principal bedroom is located on the first floor, enjoying views over the garden, with a spacious en suite bathroom. There are three further bedrooms on this level, served by a luxurious family bathroom.





GARDENS AND GROUNDS

Vehicular access to the house is via Prospect Road with automatic gates leading to a private driveway, with a coach house conversion forming a good-sized garage and workshop. There is rear access to the house from private Calverley Park, with a delightful path leading to the house.

The rear garden is a true highlight, with a fine, stone terrace offering the perfect backdrop for al fresco dining and enjoying views over the garden and private park beyond. Steps lead down to an expanse of lawn with immaculate, well-stocked borders. The plot extends in all to approximately 0.31 areas – TBV.

Please note, some imagery depicts views over the parkland.





SITUATION

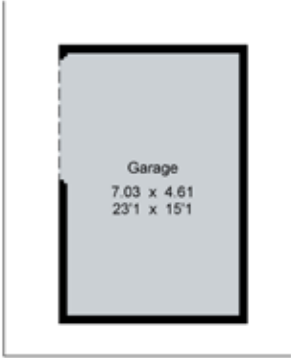
The property is situated in private Calverley Park, one of Tunbridge Wells' most sought-after addresses, offering a country feel in the heart of the town. The station is a short walk away (0.3 of a mile) with services to London Bridge from 42 minutes. For motorists, the A21 is 2 miles away providing access to the M25 London orbital.

The historic High Street and Pantiles with its famous colonnades are both within half a mile, with a variety of independent cafes, restaurants and boutiques on offer.

Tunbridge Wells is renowned for an excellent choice of schools including Rose Hill, The Mead and Holmewood House preparatories and nearby Claremont Primary School. For older children, there are a number of highly regarded grammar schools with private senior schools at Tonbridge, Sevenoaks and Mayfield.



19 Calverley Park, Tunbridge Wells
Gross internal area (approx) 355.3 sq m/ 3824 sq ft
Garage 32.3 sq m/ 347 sq ft
Total 387.6 sq m/ 4161 sq ft



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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