



BURLINGTON HOUSE

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**Berkeley Road**  
Tunbridge Wells, Kent

An impressive home located in the heart of the sought after 'Village' area, featuring a good-sized private garden with southerly aspect, and perfectly situated for The Pantiles, Highstreet, and station.

## Guide Price £775,000 Freehold



**Situation:** The property is situated in a tucked away position in the heart of the sought after 'Village' area, a short walk away from The Grove, one of the town's most attractive green spaces, a 1.9 hectare site which was originally a small wood surrounded by open heathland and, in 1703, the owner, the Earl of Buckingham, placed the woodland in trust to be preserved forever for the benefit of the local residents, which it is to this day. The home is also within a short walk of The Pantiles, Highstreet and Tunbridge Wells mainline station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25.

There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

**Description:** Burlington House is a charming, impressive, and well-presented family home having been improved and extended by the current owners to include a light, airy, and spacious contemporary kitchen breakfast room, with the home retaining many delightful period features including large sash windows, fireplaces, and high ceilings.

Arranged over three floors, the accommodation includes, on the ground floor; a large entrance hall with attractive tile flooring; an open plan dual aspect reception room extending to over 26ft (7.98m) with living room to the front with feature period fireplace and dining area to the rear; and a spacious, bright and airy contemporary kitchen/breakfast room with lantern roof and bi-fold doors to the rear providing a great deal of natural light, a wide range of Shaker style wall and base units, complementary work surfaces, inset sink with mixer tap over, 7 ring range oven with stainless steel extractor, Bosch Fridge and freezer, dishwasher, and washing machine.

On the first floor is a landing and two bedrooms with the noticeably spacious principal bedroom having bay window and benefiting from a contemporary ensuite bathroom with large walk-in shower. Also located on this floor is a family bathroom including a bath with period taps and separate shower attachment.

On the top floor are two further good-sized double bedrooms which are both bright and airy.

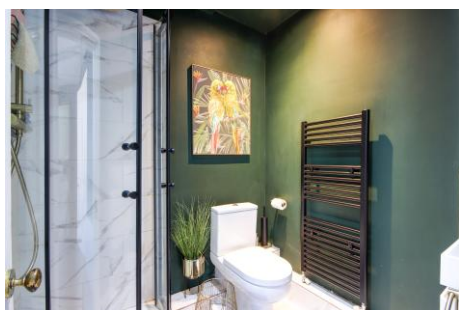
To the front of the property is a low maintenance garden boarded by a wrought iron fence, and to the rear a good-sized walled courtyard garden with a southerly aspect ideal for outdoor entertaining. Residents permit parking is available via Tunbridge Wells Borough Council, Zone A

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

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Current council tax band:** E

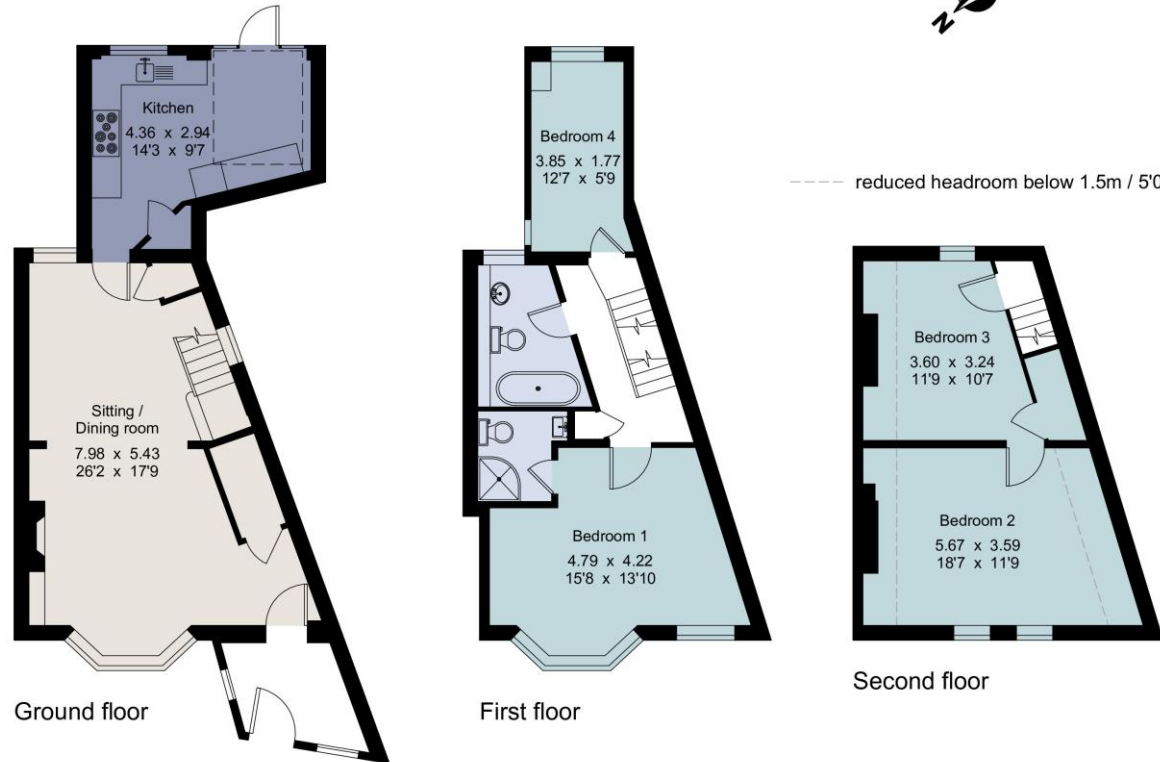
**Current EPC Rating:** E



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**20 Berkeley Road, Tunbridge Wells**  
**Gross internal area (approx) 129.4 sq m/ 1392 sq ft**



For identification only - Not to scale  
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**Important notice:**

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