



# 20 CALVERLEY PARK

Tunbridge Wells, Kent



## AN OUTSTANDING GRADE II\* LISTED REGENCY HOUSE

Situated in sought-after Calverley Park and by renowned architect of the period, Decimus Burton.



Local Authority: Tunbridge Wells Borough Council

Council Tax Band: H

Tenure: Freehold

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

Agent's Note: Annual fee of £550 to Resident's Association for upkeep of private road and park.

Postcode: TN1 2SL [what3words.com/city.lights.arrow](https://www.what3words.com/city.lights.arrow)

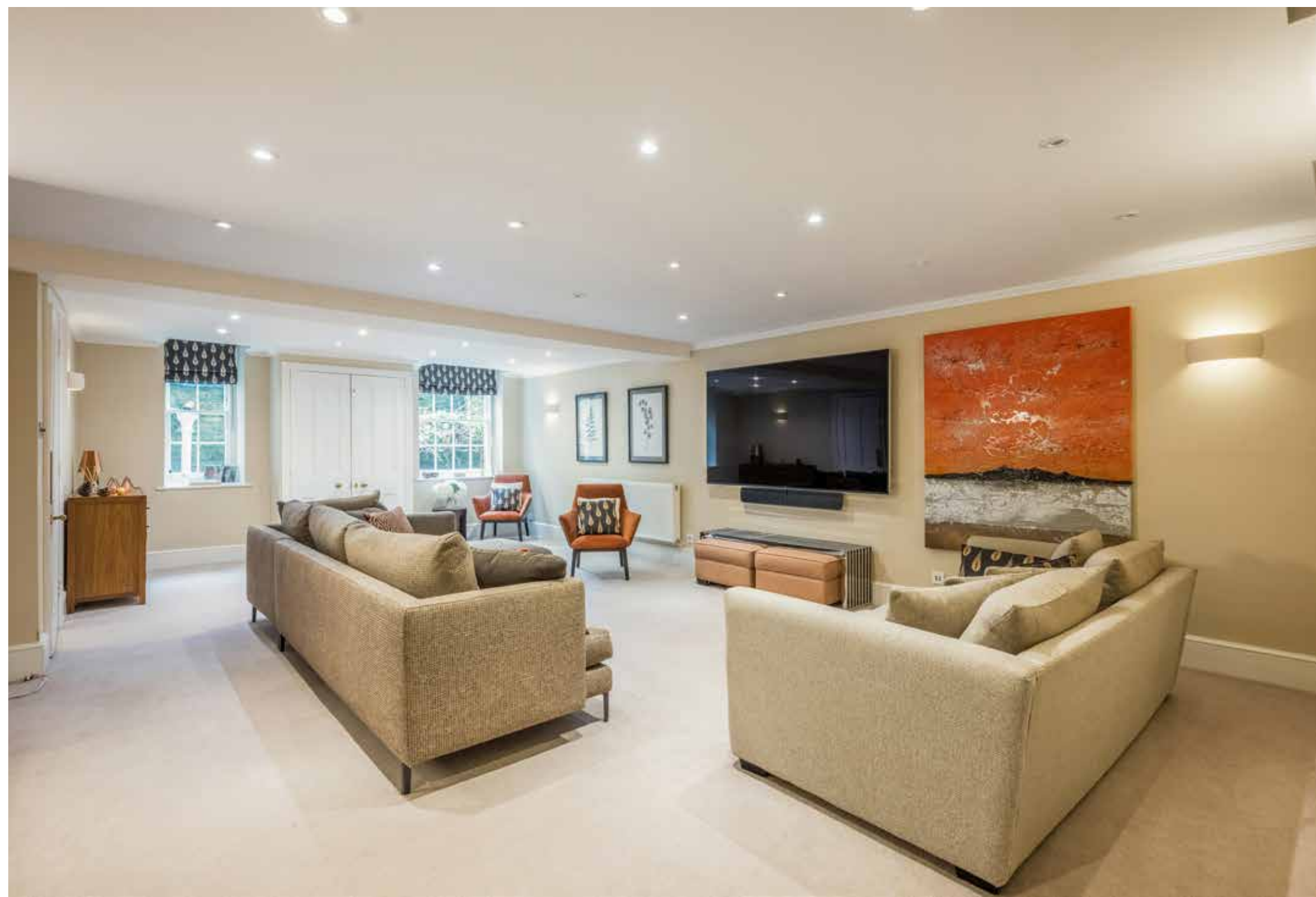


## THE PROPERTY

20 Calverley Park offers immaculately presented and beautifully configured accommodation arranged over four storeys. Typical of the Regency period, the house is elegant and light-filled with large sash windows, exquisite fire places and ornate corning.

There are two formal reception rooms on the ground floor, a dining room at the front of the house with a wonderful drawing room overlooking the garden and leading into a comfortable snug. Three sets of French doors flood the space with natural light and lead out to a superb terrace spanning the width of the house. Also to note on this level, there are two studies, two cloakrooms and a useful utility room.





## CONTINUED

The impressive, open-plan kitchen/dining room is situated on the lower ground floor with bespoke cabinetry and stunning solid worksurfaces. The accommodation on this level continues with a generous sitting room, gym, wine cellar, cloakroom and utility.

The principal suite overlooks the garden on the first floor, with luxurious twin en suites and dressing rooms. An en suite guest bedroom completes this level.

There are four further bedrooms on the second floor (two en suite) and a family bathroom.





## GARDENS AND GROUNDS

A private, gated entrance on Calverley Park leads to a driveway and detached double garage – providing ample parking for a number of vehicles. There is a useful, additional entrance from Prospect Road.

The landscaped garden is a true highlight with a splendid rear terrace, ideal for al fresco dining and entertaining. Steps lead down to an expanse of lawn with established borders, a pond and water feature.





## SITUATION

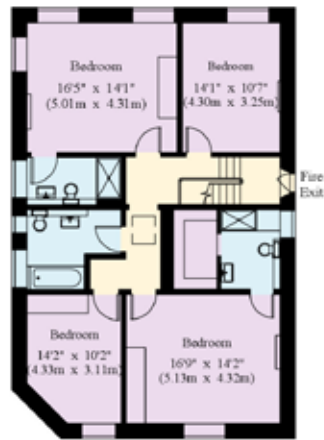
The property is situated in private Calverley Park, one of Tunbridge Wells' most sought-after addresses. The mainline station is a short walk away (0.3 of a mile) with services to London Bridge from 42 minutes. For motorists, the A21 is 2 miles away providing access to the M25 London orbital.

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.



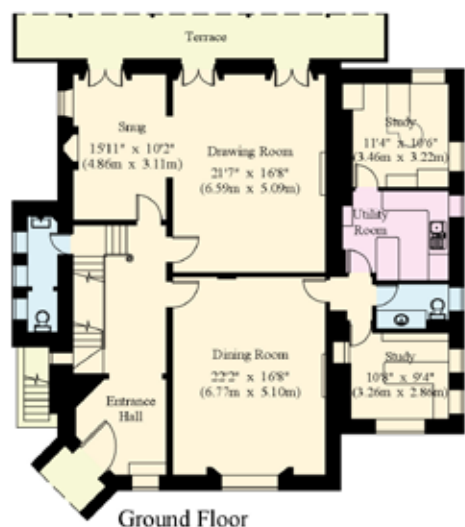
House - Gross Internal Area : 575.6 sq.m (6195 sq.ft.)  
 Garage - Gross Internal Area : 33.1 sq.m (356 sq.ft.)



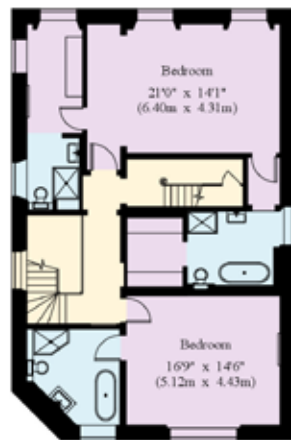
Second floor



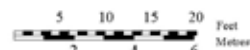
Lower Ground Floor



Ground Floor



First Floor



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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)



Ross Davies  
 01892 515035  
 ross.davies@knightfrank.com

Julia Meadowcroft  
 020 7861 5390  
 julia.meadowcroft@knightfrank.com

**Knight Frank**  
 47 High Street, Tunbridge Wells  
 Kent, TN1 1XL

[knightfrank.co.uk](http://knightfrank.co.uk)

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