



A sizeable family home in beautiful order

**7 Claremont Gardens, Tunbridge Wells, Kent TN2 5DD**

Freehold



Sought-after Tunbridge Wells location • detached family house  
• five bedrooms • three bathrooms • three receptions • stylish paved terrace • steps to raised level lawn • driveway parking.

#### About 7 Claremont Gardens

Constructed in the 1930s, 7 Claremont Gardens has been carefully maintained, extended and updated by the current owners to create a substantial and attractive house and a smart and comfortable home inside, with a very high standard of presentation throughout with modern fittings and finishes.

Our clients have created a flexible and generous layout, well-suited to the needs of modern family living and entertaining. A spacious reception hall leads to the impressive and highly stylish open plan kitchen/diner/family room with wooden floors and exposed brickwork which overlooks and opens onto the gardens beyond.

The stylish kitchen is centred around a large island with striking quartz work tops, integrated induction hob and breakfast bar, modern base and wall cabinetry provide good storage with plenty of preparation space, with some integrated appliances, and space for an American style fridge freezer. A spacious utility room adjoins the kitchen, with direct access onto the garden.

There is also a more formal sitting room on the ground floor with feature fireplace to the front of the house and a separate study is accessed off the kitchen providing the perfect place for working from home in comfort with an outlook to the front. A W.C. completes the ground floor.

The first floor comprises the dual aspect, principal bedroom with fitted wardrobes and a luxurious en suite bathroom, there are three further bedrooms, one of which is en suite with an additional family shower room. A further double bedroom is found on the second floor.

Outside - The professionally landscaped garden is a particular feature of the house with the large paved terrace and seating area bringing the outdoors indoors with steps lead to the raised level lawn which is ideal for child's play.

The property is approached over a driveway providing off-street parking for several cars. A path leads down the side of the house through a close-boarded gate to the rear garden.





### Local Information

Claremont Gardens lies within the sought-after and attractive 'Village area' of Tunbridge Wells in close proximity to The Grove Park and Calverley grounds with their children's outdoor play areas. The nearby High Street is linked by the delightful Chapel Place walkway to the historic Pantiles, known for its charming Georgian colonnade and summer Jazz festivals. The property is notably ideally placed for the highly-regarded Claremont Primary School.

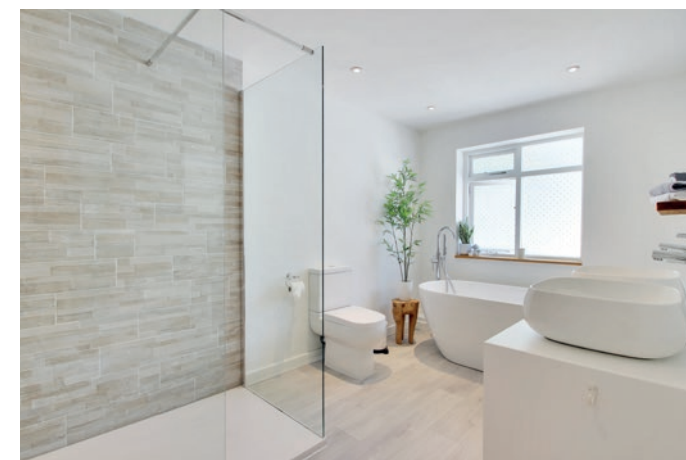
Royal Tunbridge Wells is an historic spa town located about thirty miles south of London, surrounded by countryside and offering a popular base for commuters. The town offers excellent cultural, leisure and shopping attractions including cafes, restaurants and two theatres. There are cricket and tennis facilities at the Nevill grounds, off nearby Warwick Park and the renowned Nevill Golf Club is within convenient reach. Combined with the extensive choice of highly-regarded schools in the area, Tunbridge Wells is an excellent choice for families.

Claremont Primary (rated 'Outstanding' by Ofsted), the boys' and girls' Grammars at senior level, preparatory schools in Langton Green (Holmewood House), Tunbridge Wells (Rose Hill and The Mead) and independent senior schools in Tunbridge Wells, Tonbridge, Sevenoaks and Eastbourne.

Tunbridge Wells station is under half a mile on foot from the property with regular commuter services to London Charing Cross (via London Bridge & Waterloo East) and Cannon Street.

### Viewing

Strictly by appointment with Savills.



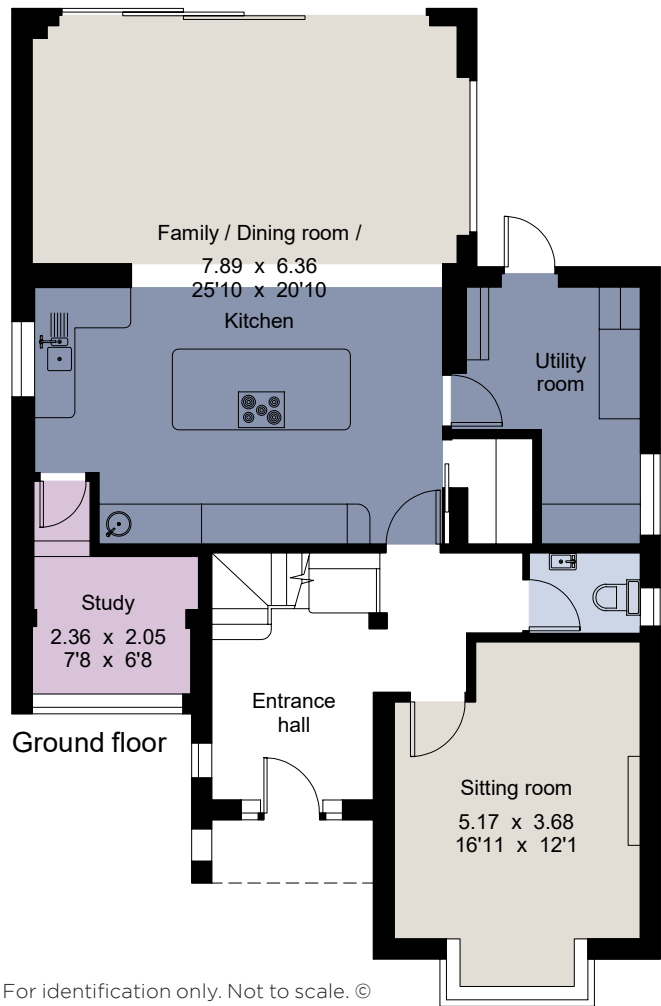
7 Claremont Gardens, Tunbridge Wells  
Gross internal area (approx) 205.3 sq m/2209 sq ft



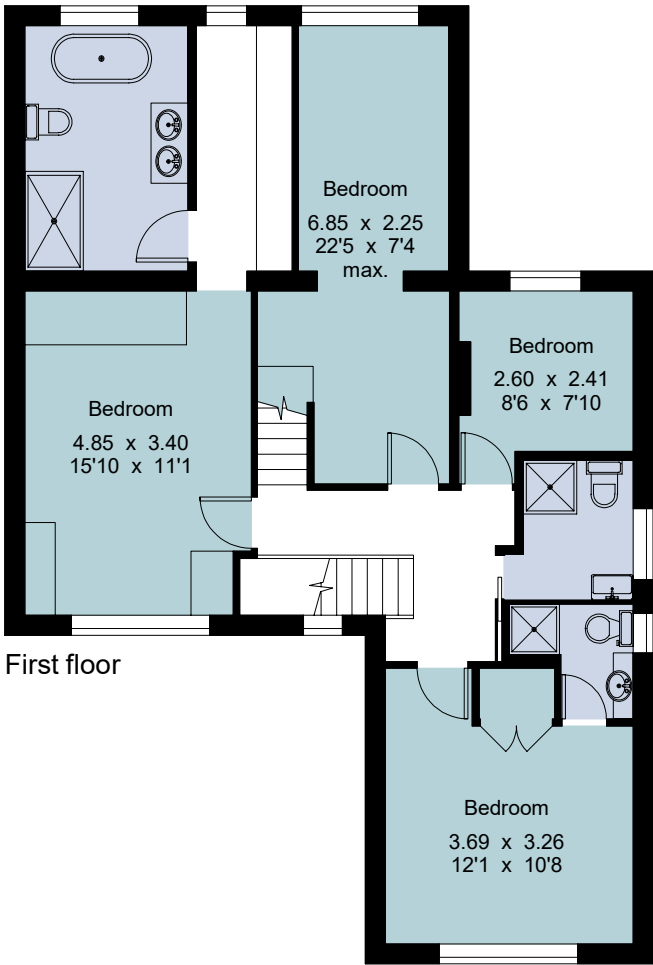
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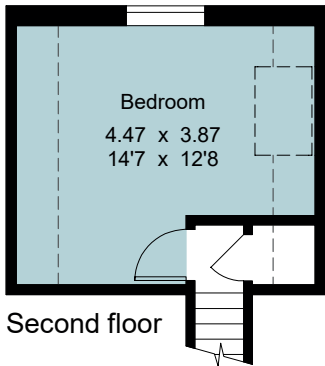
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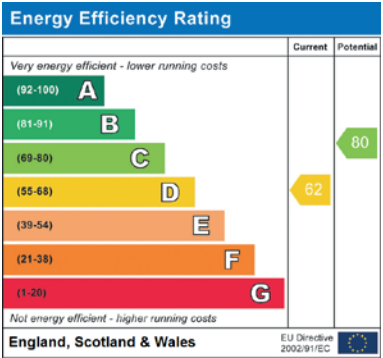
First floor



Second floor

----- reduced headroom below 1.5m / 5'0

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