



Warneford House





Warneford House

CAMDEN PARK, TUNBRIDGE WELLS, KENT TN2 4TW

A fine, classical modern townhouse in this highly sought-after private park, ideal for the town, station and schools

entrance porch, vestibule, reception hall, dining room, drawing room,
family/media room, kitchen/breakfast room, utility room, boot room,
cloakroom

principal bedroom with en suite dressing room and bathroom,
full width covered balcony with views over the rear garden,
2 further double bedrooms, each en suite,
(one currently arranged as a fully fitted dressing room)

second floor custom fitted study, 3 en suite double bedrooms

integral double garage, parking

beautifully laid out gardens with distinct areas, substantial rear
entertainment terrace, regency-style covered veranda,
traditional-style glasshouse

about 0.55 acres in all



DESCRIPTION

Warneford House was built approximately eighteen years ago and fitted out to an exceptional specification, which stands the test of time today.

The sitting room and dining room each have stunning marble fireplaces and the fitted kitchen, utility and boot room are Mark Wilkinson; as is the principal bedroom en-suite. All the bathrooms are beautifully tiled and each bedroom suite offers fitted wardrobes.

Everything is very well presented and balanced, with the ground floor reception space enjoying good ceiling heights with an open plan feel and centred around an impressive staircase in the hall. There is either stone or wooden flooring and underfloor heating throughout.

The mature gardens are really stunning in design, providing formal planting and an area of lawn with a striking glass house towards the rear, which backs onto eighteen acres of private meadow owned by a neighbouring house in the park. This makes for the perfect setting, with a southerly aspect to the rear and a covered entertainment terrace, which comes complete with a built-in gas fire pit.

SITUATION

Warneford House is conveniently located in Camden Park, a sought-after private residential area on the south east side of Tunbridge Wells and a designated Conservation area. The High Street, Pantiles, parks and mainline station are all within a mile. The town centre offers excellent shopping and leisure facilities, from cafes and theatres, restaurants and pubs, the Royal Victoria Place Shopping Centre, high street stores and quaint boutiques in the historic Pantiles.

Opportunities for leisure are also extensive, including golf at a number of nationally-ranked courses, riding and walking in the surrounding countryside. The Ashdown Forest, Bedgebury Pinetum and Bewl Water are all within easy driving distance, while the South Downs and the Kent and Sussex coasts a little further.

State and private schools: Tunbridge Wells is well known for the quality of its schools both in the private and state sectors. There are many highly regarded schools in the area, including Holmewood House, Rose Hill, Claremont Primary and Tunbridge Wells boys' and girls' grammar schools. There are also some notable independent schools in the area, including Tonbridge, Sevenoaks, Beneden, Mayfield, Brighton and Eastbourne.

Mainline rail: For those wishing to commute to London by train the property is about 0.7 miles by foot to Tunbridge Wells mainline station with regular services to London Charing Cross and Cannon Street.

Communications: By car, the M25 is accessible via the A21 to the north of Tunbridge Wells and links to the national motorway network. Gatwick and Heathrow Airports and the Channel Tunnel Terminus are all reachable in about 60 minutes or less.



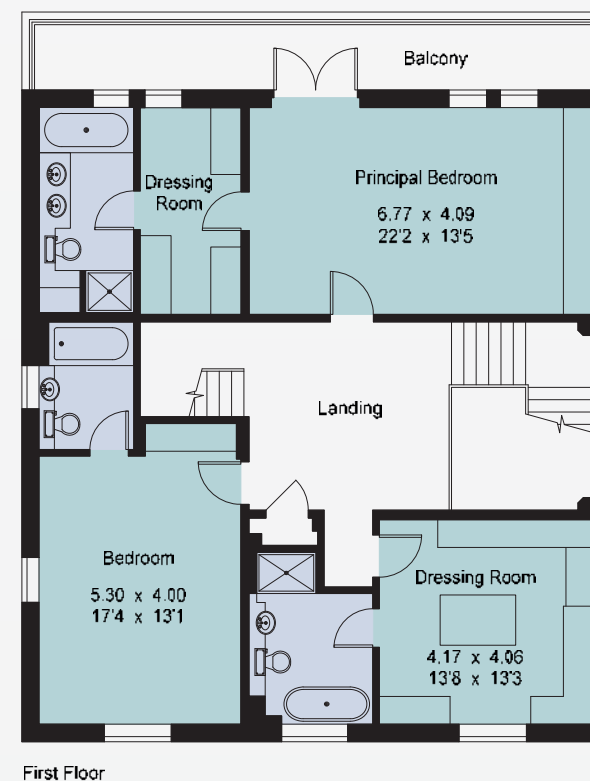


Warneford House, Tunbridge Wells

Gross internal area (approx) 438.9 sq m/ 4,724 sq ft

Garage 36.6 sq m/ 394 sq ft

Total 475.5 sq m/ 5,118 sq ft



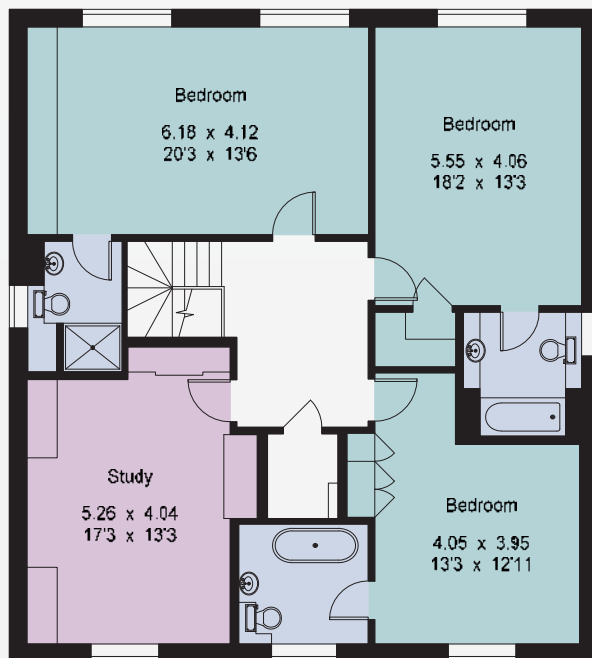
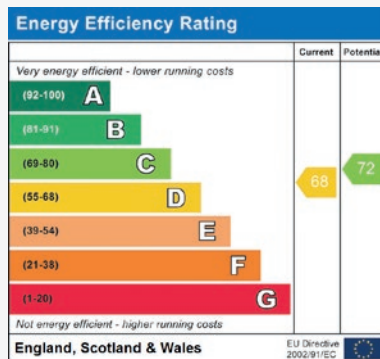
Important Notice

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken September 2020

Brochure Prepared October 2020

RJ/029032



Second Floor



Savills Tunbridge Wells
 53 High Street, Tunbridge Wells,
 Kent TN1 1XU
 tunbridgewells@savills.com
01892 507000

savills.co.uk



For identification only - Not to scale
 © Trueplan (UK) Limited

SERVICES

Mains gas-fired central heating mains water, electricity and drainage.

OUTGOINGS

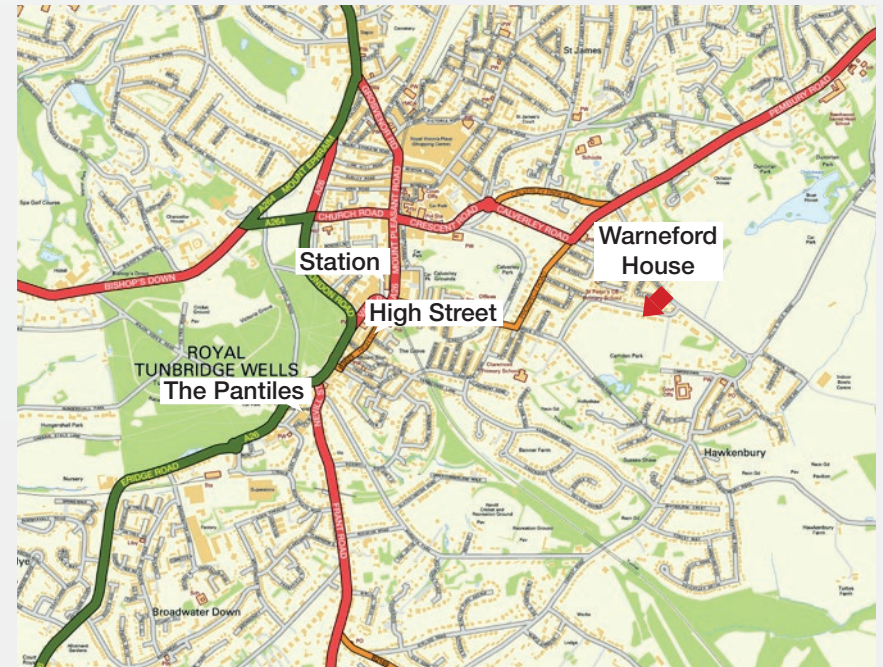
Tunbridge Wells Borough Council (01892) 526121, Tax band H.

DIRECTIONS

From our offices in Tunbridge Wells High Street, head north towards the station and turn right onto Vale Road. At the mini roundabout, turn right up Grove Hill Road, continue straight on at the top of the hill as the road bears round sharply to the left, into Camden Hill. At the top, bear left through the gateway and Warneford House can be found after a short distance on the right-hand side.

VIEWING

Strictly by appointment with Savills.





Savills Tunbridge Wells
53 High Street, Tunbridge Wells,
Kent TN1 1XU
tunbridgewells@savills.com
01892 507000

savills.co.uk

