



# An exciting and rarely-found opportunity

The Meadow House with Building Plot, Culverden Down, Tunbridge Wells, Kent TN4 9SL

Freehold





entrance porch • reception hall • 3 reception rooms  
• kitchen • utility room • cloakroom • 4 double bedrooms  
(one en suite) • family bath/shower room • integral  
double garage • parking • long driveway approach  
• approximately 0.97 acres in total

**The Adjoining Plot:** Planning permission Ref: 19/01287/  
FULL dated 9 August, 2019 for a two storey split level  
dwelling with double garage

#### Description

A handsome 1930s detached family home offering huge potential for modernisation in this sought-after area. The large tucked away plot extends to just under an acre with a southerly aspect and a long private driveway approach.

This is an exceptional opportunity in a prime central location with the additional option and planning permission for a further four bedroom contemporary-style dwelling to be built in the grounds. The new house would share the driveway from Culverden Down. Further information is available from Tunbridge Wells Borough Council quoting reference 19/01287/FULL, <http://www.tunbridgewells.gov.uk/residents/planning/planning-application-search>

The generously sized plot stretches to the rear and enjoys a good level of privacy, comprising areas of lawn and many mature trees to the boundaries creating an attractive backdrop.

#### Situation

Culverden Down is an attractive residential road on the northern side of Tunbridge Wells, the town centre being under two miles, and the St John's area with many local shops for everyday needs and a regular bus service serving the schools and town centre is just 0.2 miles.

The A21 is easily accessible, linking north to M25 for the national motorway network, Channel Tunnel and Gatwick and Heathrow airports.

**Private and state schools:** There is an excellent choice of well regarded schools in the vicinity, including Skinners, the Tunbridge Wells Girls' and Tunbridge Wells Boys' Grammars, Bennett Memorial Diocesan, Bishops Down Primary and Rose Hill preparatory.

**Mainline rail:** Tunbridge Wells (1.5 miles), High Brooms (2 miles), or Tonbridge (4.6 miles), all with fast and frequent services to London Charing Cross/Cannon Street in under 1 hour. All quoted mileage is approximate.

**Directions:** From Mount Ephraim in Tunbridge Wells, head north on the A26, past and take first exit at the roundabout onto St. John's Road. After about 0.5 miles turn left into Culverden Park and then left again at the end at the junction with Culverden Down. Continue on Culverden Down, pass Derwent Drive on the right and the entrance gate to drive for The Meadow House will be seen on the left, just before the school patrol sign.

**Services:** mains gas, electricity and drainage. Gas fired central heating.

**Outgoings:** Tunbridge Wells Borough Council 01892 526121-Tax Band G.

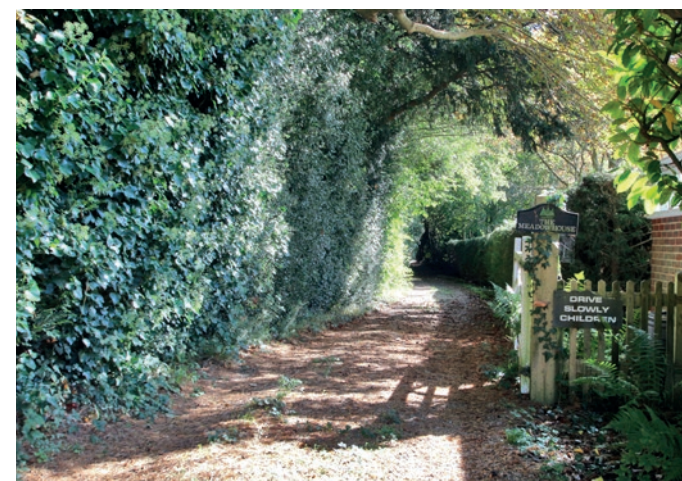
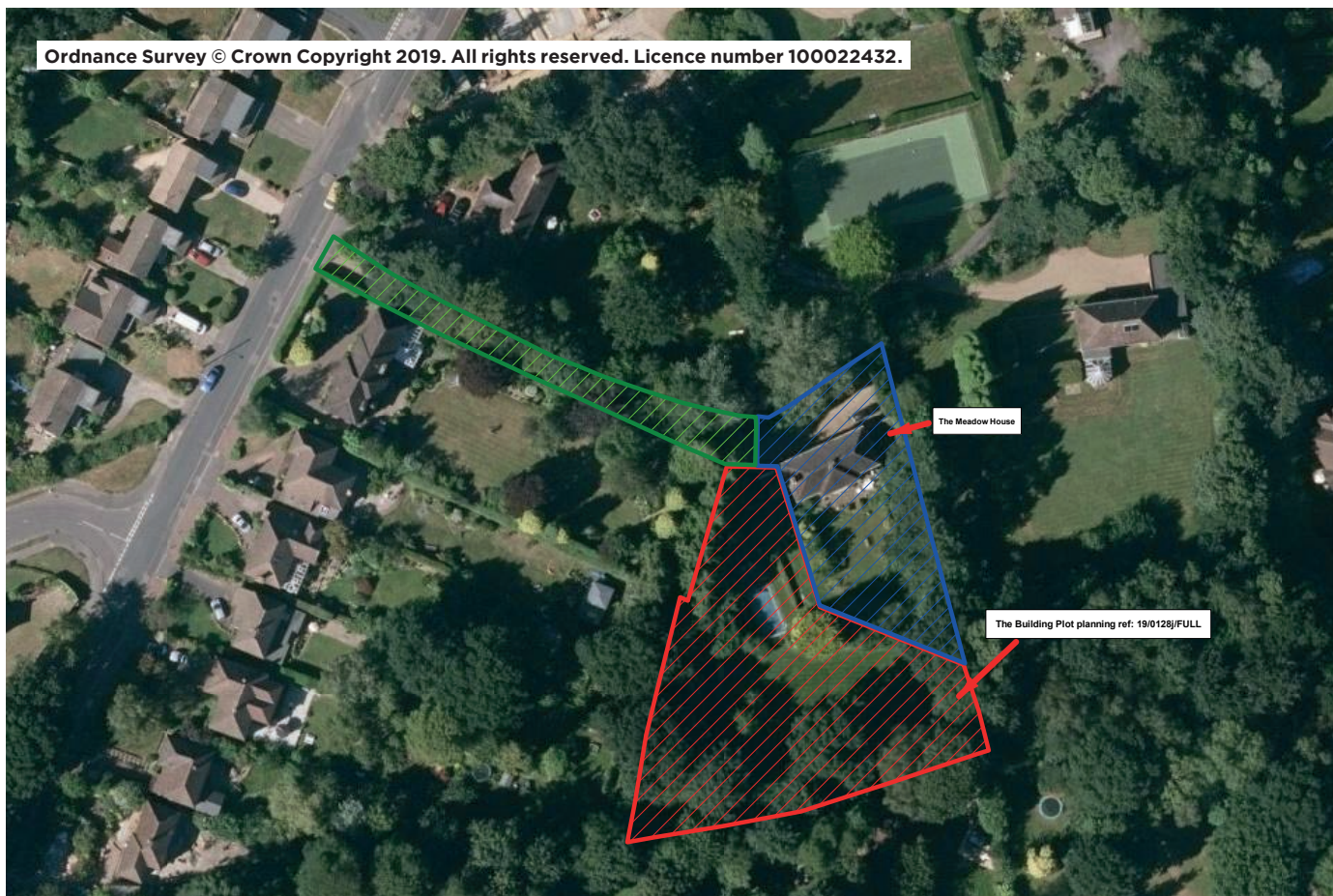
#### Viewing

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





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**The Meadow House, Tunbridge Wells**

**Gross internal area (approx)** 201.1 sq m/2163 sq ft

**Garage** 30.9 sq m/332 sq ft

**Total** 232.0 sq m/2495 sq ft



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
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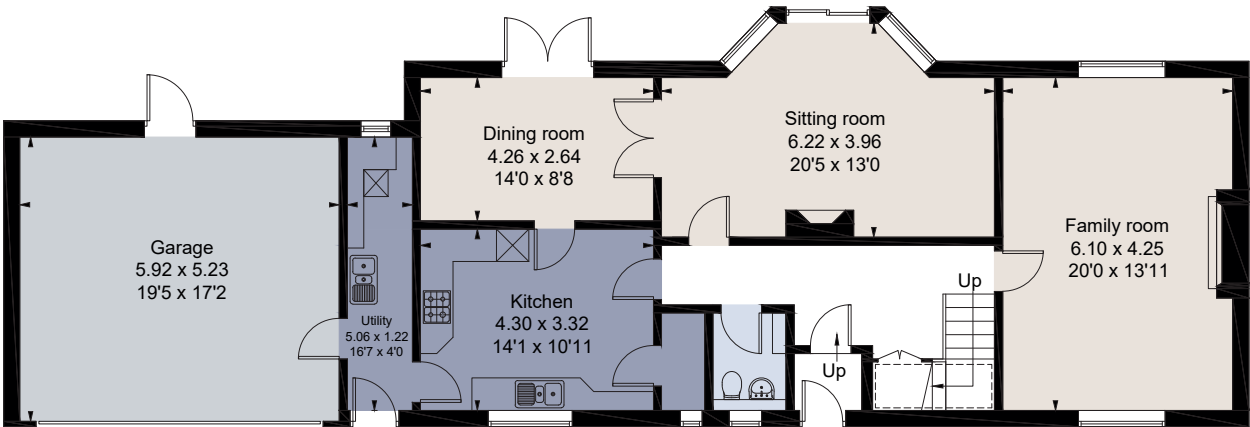
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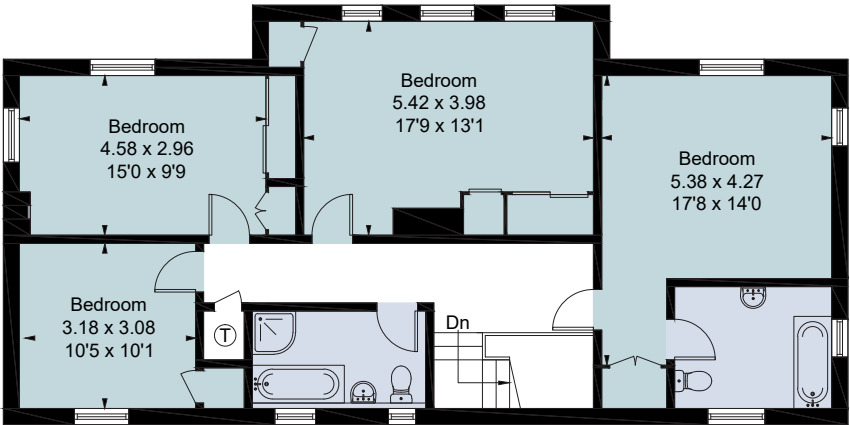


 = Reduced head height below 1.5m

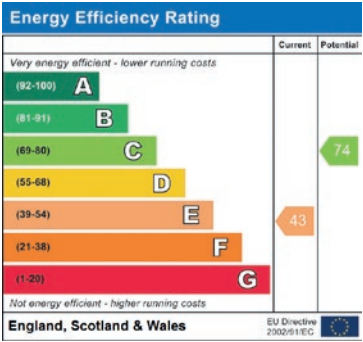


**Ground Floor**

For identification only. Not to scale. © SK:910170



**First Floor**



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