



A landmark period house in the 'old village' area of town

Claremont Lodge, 49 Claremont Road, Tunbridge Wells, Kent TN1 1SY

Freehold









**Claremont Lodge**  
**49 Claremont Road, Tunbridge Wells, Kent TN1 1SY**

Porch • Reception Hall • Double aspect Drawing Room opening to Orangery • Kitchen/Breakfast room opening to Dining Room • Study and cloakroom.

Lower ground floor of Family Room • Utility Room • Shower Room • Store Room and Wine Store.

First floor of 4 bedrooms including a master suite • guest bedroom with en suite bathroom • family shower room.

Attic floor of 2 rooms accessed by paddle staircase.

The 21st century extensions are built and insulated to current standards and include underfloor heating.

Parking for 2/3 cars in front of a large integral double garage.

Mature landscaped garden to the rear with a variety of sitting areas.

**Local information**

Claremont Road lies within the attractive 'Village area' of Tunbridge Wells in close proximity of Grove Park with the town centre, The Pantiles and the mainline station all within half a mile and the popular Claremont Primary School about 0.1 of a mile by foot.

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 two theatres, cafes and restaurants. Combined with the highly-regarded schools in the area, Tunbridge Wells is an excellent choice for families.

**State and private schools**

Claremont Primary (rated Ofsted "Outstanding"), 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.

**Mainline rail**

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.





### About Claremont Lodge

The property has been sympathetically updated and enjoyed over the last 35 years by the current architect owner to provide informal modern family living including a large kitchen overlooking the garden, a good ratio of bedrooms to bathrooms, plus a delightful new orangery behind an excellent large modern integral double garage, along with a well-organized and fitted lower ground floor. This, combined with a charming mature rear garden, makes for a rare and exciting opportunity to own one of the few, larger historic houses in this location.

Claremont Lodge makes up the majority of the front elevation. A separate cottage is attached to the left, with its own parking and a garden to the rear.

In 2019 the modern extension received a Tunbridge Wells Civic Society Design Award Tunbridge Wells Civic Society Design Award. The lower ground floor has planning permission for a sauna, plunge pool and fitness suite, or a cinema, so offers great flexibility for any incoming purchaser

### History of Claremont Lodge

The Grade II listing references the front elevation, which is faced with red mathematical tiles and later bay windows under its tiled roof with two dormers.

The house has a Tunbridge Wells Borough Council and Royal Tunbridge Wells Civic Society commemorative Plaque on the front facade, referencing the colourful character, Madame Caballero (1788-1877), who owned both Claremont Lodge and another, much larger house nearby called Grecian Villa, on land subsequently developed as Buckingham, Grecian and Norfolk Roads.









## Claremont Lodge, Tunbridge Wells

**Gross internal area (approx)** 384.2 sq m/4135 sq ft

**Garage** 36.0 sq m/387 sq ft

**Total** 420.2 sq m/4522 sq ft



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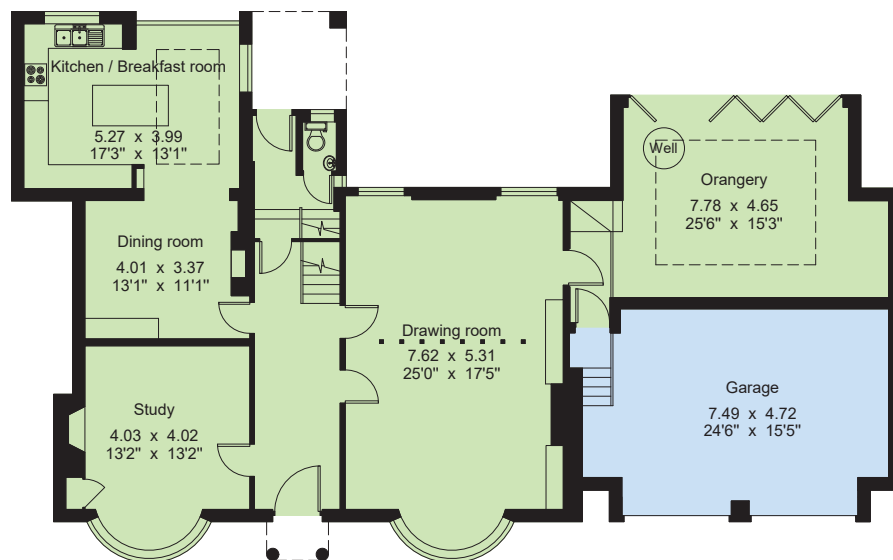
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## Charles Lang

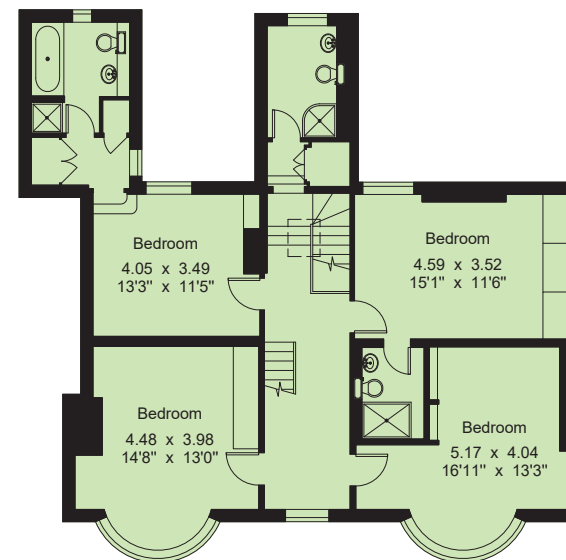
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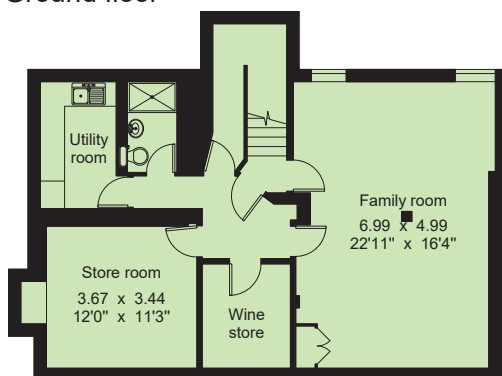
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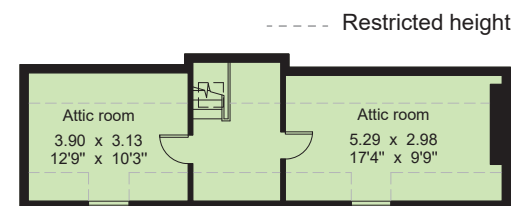
Ground floor



First floor



Lower ground floor



Second floor

For identification only. Not to scale. © RJ:022011

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