



FIELDACRE  
TUNBRIDGE WELLS, KENT



# FIELDACRE

CULVERDEN DOWN, TUNBRIDGE WELLS  
KENT TN4 9SL

**A substantial family home with scope to remodel and update, set on an enviable secluded plot of about 1.4 acres in one of Tunbridge Wells' most sought after residential areas**

## Ground floor

- ♦ entrance hall ♦ kitchen ♦ drawing room ♦ dining room
- ♦ study ♦ sitting room ♦ study ♦ utility room ♦ cloakroom
- ♦ conservatory

## First floor

- ♦ en suite master bedroom ♦ 3 further bedrooms
- ♦ family bathroom ♦ separate w.c.

## Outside

- ♦ sweeping gravelled driveway
- ♦ turning space and forecourt parking for several cars
- ♦ partially walled garden to side ♦ level rear garden
- ♦ double garage ♦ large workshop

- ♦ about 1.4 acres

- ♦ EPC = D



## DESCRIPTION

Fieldacre is a handsome and balanced family home, constructed in the early 1970s in the neo-Georgian style. Characteristically, this property benefits from well-sized rooms with generous ceiling heights and plenty of natural light. On the market for the first time in 40 years, Fieldacre represents a fabulous opportunity to remodel and renovate to create a spacious and contemporary home. It is equally suitable for buyers wishing to find a house that can be occupied immediately with a view to improve and add value to as time and circumstances dictate.

Of particular attraction is Fieldacre's wonderful secluded and private position. As its name implies it sits within a plot of about 1.4 acres and is set well back from any road. Accessed off Culverden Down, which provides convenient access towards the A21 to the North and Tunbridge Wells town centre to the south, the house is to be found at the end of a private drive that also serves two other properties.

A gravelled drive leads past a walled and sheltered side garden and on to the front of the house with twin garages and several car parking spaces to the side. The south-facing back garden can be accessed from both sides of the house and predominantly comprises an extensive platform of level lawn with banks dropping to the surrounding tree-lined boundaries.

This property offers an unusually generous and private plot in such a convenient position. Subject to planning permission, the orientation of the house lends itself to the possibility of developing the rear or side elevations to take full advantage of this very desirable setting.

## Accommodation

Currently configured with four double bedrooms, one of which is en suite, the accommodation takes full advantage of the south-facing orientation. The principal rooms downstairs all benefit from this sunny aspect and are accessed from a spacious entrance hall.

Together with a good-sized study and utility room with outside access, the house has a comfortable and welcoming feel. The dining room and sitting room open out via wide folding glazed doors, and French doors give access to the large brick-based conservatory.

A covered passage separates the house from the twin double garage, with further useful space provided by the large connected workshop.

Fieldacre offers many desirable advantages and will appeal to buyers looking for a generous and flexible combination of house and land, with multiple opportunities to be explored.

## SITUATION

Tunbridge Wells is a popular choice for families with its wide choice of well-regarded schools. Public schools in Sevenoaks and Tonbridge are accessible via the recently dualled A21 and Tunbridge Wells is known for its choice of Grammar schools, with Tunbridge Wells Grammar



School for Boys about a mile away and Tunbridge Wells Girls' Grammar School about 0.7 miles. Rose Hill Prep school and Bennett Memorial Church of England Academy are both within half a mile of this property.

The town has a comprehensive range of shopping, leisure and entertainment facilities and has a number of popular public parks and the Common, with its criss-crossing footpaths, wooded areas and green spaces, that extends right into the centre of town. About 0.4 miles to the west is the St Johns area with numerous smaller shops and a selection of smaller supermarket and other services.

Surrounded by the beautiful countryside of Kent and East Sussex, Tunbridge Wells can offer an enviable lifestyle choice and pace of life combined with convenient access to London and good connections to the national road network via the A21.

**Mainline rail:** Tunbridge Wells station is about 1.2 miles on foot and provides regular services to London Charing Cross and London Cannon Street via London Bridge.

**Directions:** Fieldacre has a name board at the head of the private drive off Culverden Down that serves several properties. When heading south this will be found on the left shortly after Derwent Drive on the right. Follow the 'Fieldacre' signs to the end of the road, past a tennis court, and the property will be found on the right.

**Services:** Mains water, gas, electricity and drainage.

**Outgoings:** Tunbridge Wells Borough Council. Tax band G.

**Viewing:** Strictly by appointment with Savills on 01892 507000.







# Fieldacre

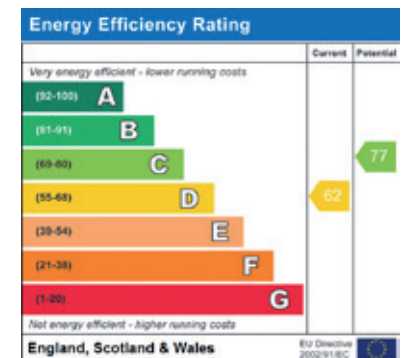
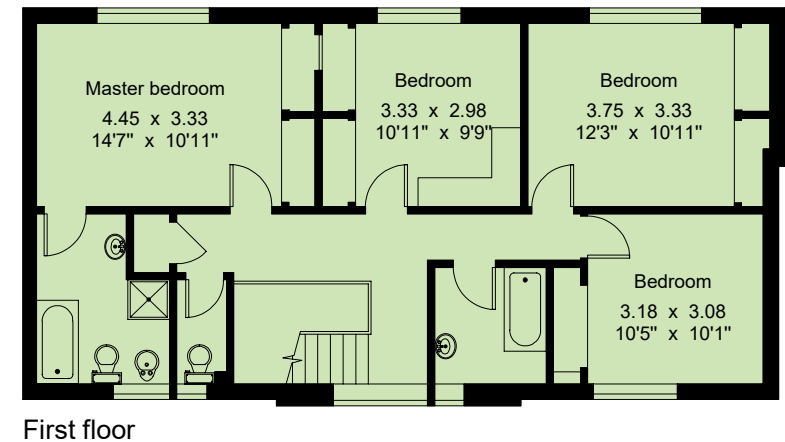
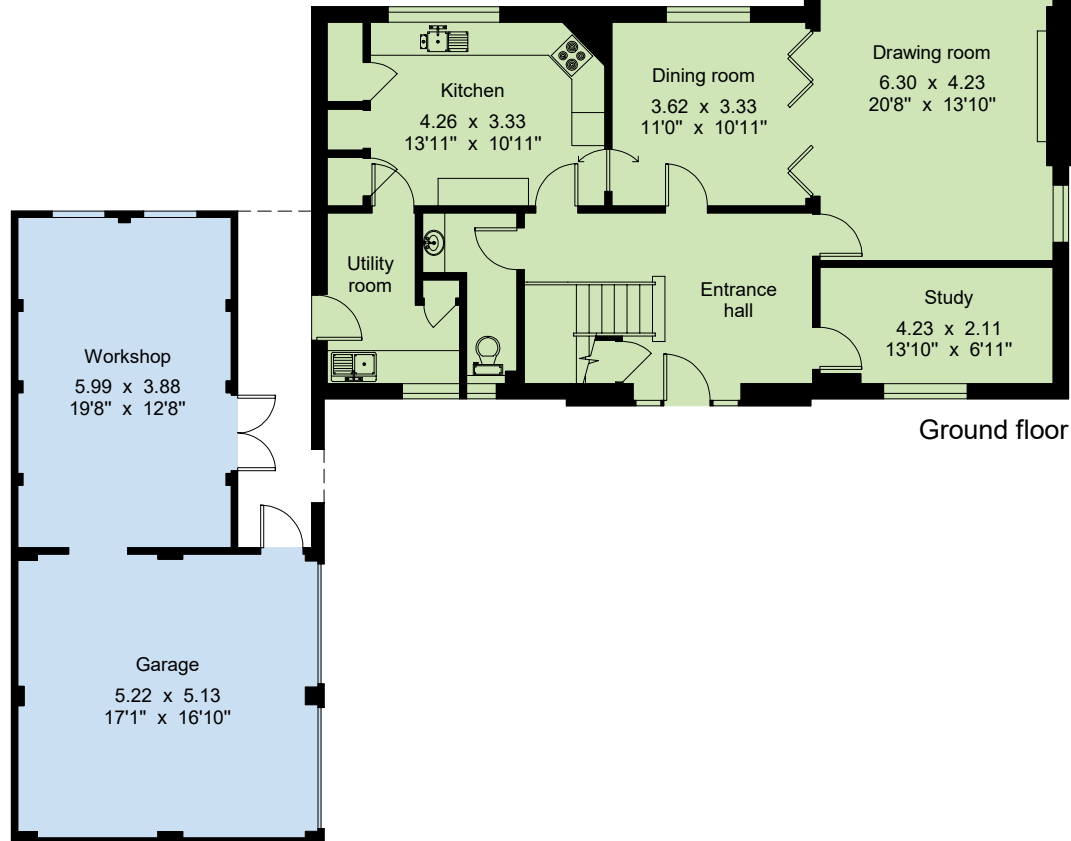
Gross internal area (approx.)

House - 199.1 sq m (2143 sq ft)

Garage - 51.8 sq m (557 sq ft)

For identification only - Not to scale

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