

115 Culverden Down



A substantial and stylishly-presented family home in a highly desirable residential location, well-placed for town and station

## 115 Culverden Down Tunbridge Wells, Kent TN4 9SN

### Ground Floor

- entrance hall • kitchen • dining room
- family room • sitting room • study • bedroom
- shower room • utility room

### First Floor

- master bedroom suite • 4 further bedrooms
- family bathroom • shower room

### Outside

- forecourt parking for several cars
- front garden and rockery
- rear garden with paved terrace • garage





## DESCRIPTION

115 Culverden Down is a spacious and individual family home located in a highly desirable residential area of Tunbridge Wells. Set well back from Culverden Down, this unique house is believed to have been constructed in the 1970s as the home of a director of a local building contractor. Re-imagined and re-modelled extensively by the current owners, this property is impressive and efficient, with contemporary finishes inside and out while retaining the best of its architectural roots.

The downstairs layout is configured for family living with the kitchen, dining room and family room open to each other and spanning the rear of the house with glass doors opening on to an expansive flag-stoned patio. Double doors connect all of the principal rooms, including the large and welcoming entrance hall, allowing for easy movement and creating a wonderful space for entertaining.

A further downstairs reception room has been subdivided to form a study and a guest bedroom. With an adjacent shower room and a door to the outside this additional accommodation offers the potential for configuration as a self-contained annexe, subject to obtaining all necessary permissions.

A glass-balustraded staircase leads to a galleried landing and five well-sized bedrooms, including an impressive master suite with a bath/shower room, a dressing/sitting room and a walk-in wardrobe. Ceiling heights to several rooms extend into the pitch of the roof, one of the characteristic elements of the original 1970s design, and windows set high above the landing allow natural light to flood in. An additional family bathroom and a spacious shower room complete the accommodation.

## OUTSIDE

The architect-directed renovation of 115 Culverden Down (Dye Tabrett of Tunbridge Wells) included Western Red Cedar cladding to the first floor, Scandinavian high performance windows and new roofs. The house now presents a warm and modern look and is sympathetic to its leafy surroundings.

An in/out driveway affords accessible parking for several cars to the front of the house and a flagstone path leads to the front door and on around the side to the rear patio. The rear garden has been landscaped and features several terraces of level and sloping lawns, interspersed with established shrubs and tree-lined boundaries.

## 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. 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. The Common, with its criss-crossing footpaths, wooded areas and green spaces, extends right into the centre of town.

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

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

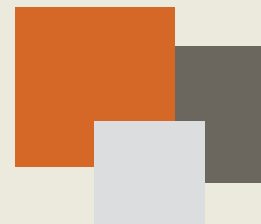
**Directions:** From our office in Tunbridge Wells, turn right along the High Street. Turn right at the T junction and at the mini roundabout take the first exit on to Mount Pleasant. Continue up to the traffic lights and then turn left on to Church Road, continuing over the next set of traffic lights, crossing London Road, and then turn right on to Castle Road. Turn right at the top and take the first road on the left, Molyneux Park road. Continue downhill until the road bears to the right. After Byng Road (the second turning on the right) 115 Culverden down will be the next house on the right.

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

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

## VIEWING

Strictly by appointment with Savills on 01892 507000.



# 115 Culverden Down, Tunbridge Wells

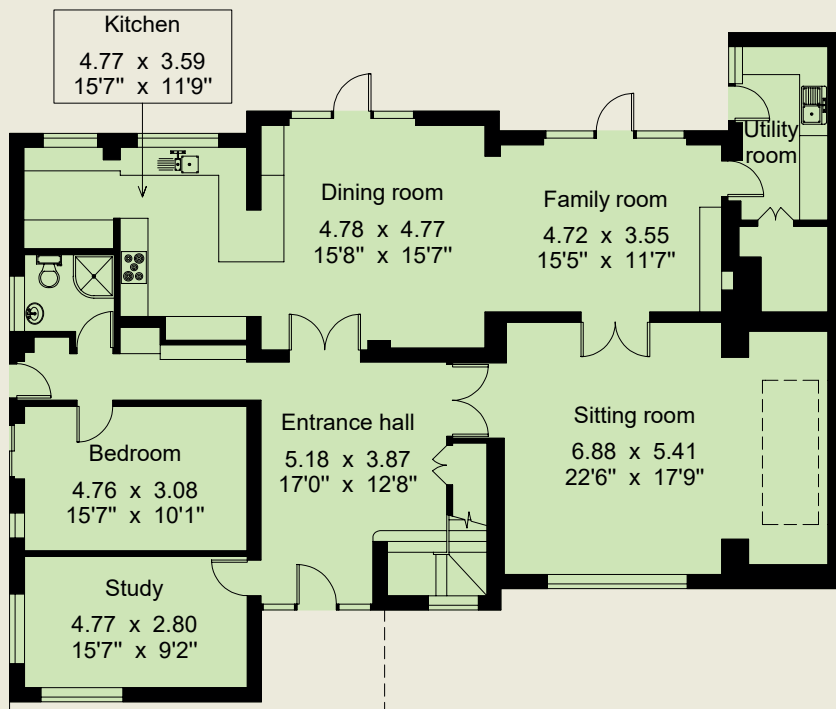
Gross internal area (approx.)

House - 340.4 sq m (3664 sq ft)

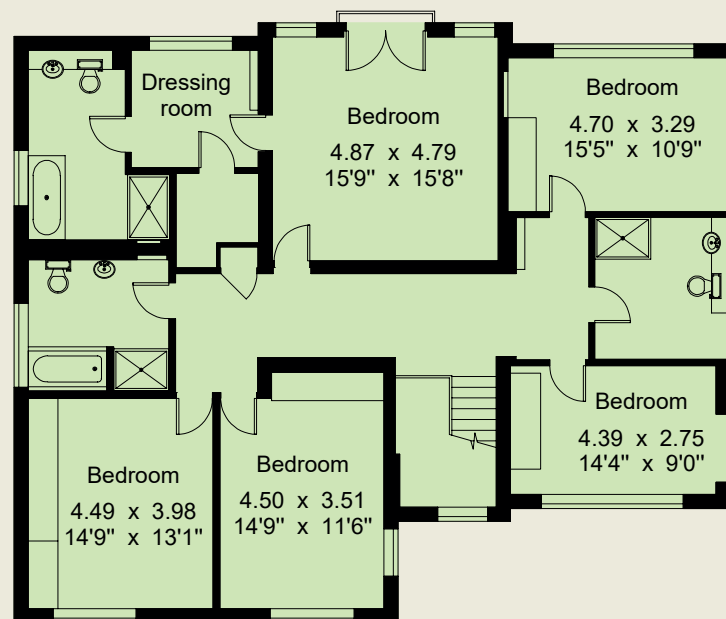
Garage - 29.7 sq m (319 sq ft)

For identification only - Not to scale

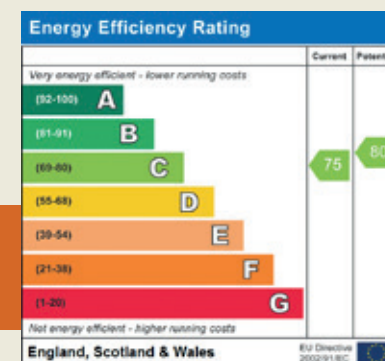
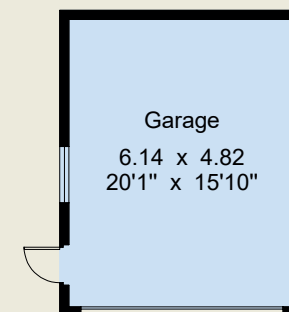
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Ground floor



First floor



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Photographs Taken November 2018

Brochure Prepared January 2019, external image courtesy of www.richardgoodingphotography.co.uk, 2011

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