12

Cumberland Walk

Tunbridge Wells, Kent TN1 1UJ

12 Cumberland Walk

A delightful Victorian townhouse, set over five floors, in the popular 'Village' area of Tunbridge Wells.

Description
A unique mid-terrace townhouse in the sought after 'Village' area of Tunbridge Wells, No. 12 Cumberland Walk is an immaculately presented family home, with extensive quality and attention to detail throughout. Cumberland Walk boasts a mixture of character and contemporary detail from top to bottom, with traditional bay windows, elements of exposed brick wall and two log burning stoves with Chesney Fireplace surrounds.

Inside, walnut wooden flooring runs throughout the majority of the property, with slate tiles in the lower ground floor. The basement features a convenient space formerly used as a gym with potential to be used as a bedroom or playroom. To the rear of the property there is a pantry/utility area, Smallbone fitted kitchen with granite work surfaces, integrated dishwasher, microwave and fridge, and a stainless steel dual fuel Falcon cooker, and opens to the dining room with access to the courtyard garden and on to Cumberland Walk. On the ground floor the sitting room is situated at the end of the hallway and incorporates a Contura log burning stove, delightful bay window overlooking the courtyard garden and built in shelving. A third bedroom with built in shelving and a sash window overlooking Eden Road is also situated off the hallway, and is currently being used as a study.

The master bedroom, bathroom and separate shower room are all situated on the first floor, and have been finished to an exceptionally high standard with contemporary features throughout.

The final bedroom utilises the entire top floor space and has built in storage space and sky lights, with an exposed brick wall and single beam adding an elegant and unique finishing touch.

Situation
Cumberland Walk is located in the heart of the historic pedestrian lanes of the Tunbridge Wells 'Village' area, a short distance from the famous 'Pantiles'. The High Street, delightful 'Grove Park' and mainline station, offering a regular service to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street, are all within half a mile of the property.

Directions
From our offices in the High Street walk south and turn left into Mount Sion. Turn right into Cumberland Yard and then left onto Eden Road. The property will be on the right after approximately 80ft.

State and private schools: Claremont Primary School, The Mead, Rose Hill and Holmewood House preparatories and Kent grammars in Tunbridge Wells and Tonbridge.

Services
Gas-fired central heating. Mains water, electricity and drainage.

Outgoings
Tunbridge Wells District Council: 01892 526121. Current tax band F.

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.

Accommodation of about 1,844 sq ft comprising:

Basement
- playroom/gym

Ground floor
- kitchen
- dining room
- utility/pantry
- WC

First Floor
- entrance hall
- sitting room
- coat cupboard
- bedroom 2

Second floor
- principal bedroom
- bathroom
- Separate shower room

Top floor
- bedroom 3

Outside
- courtyard garden with access to Cumberland Walk
- private car parking space for 1 vehicle

12 Cumberland Walk, Tunbridge Wells

Gross internal area (approx.)

House - 171.4 sq m (1844 sq ft)

For identification only - Not to scale

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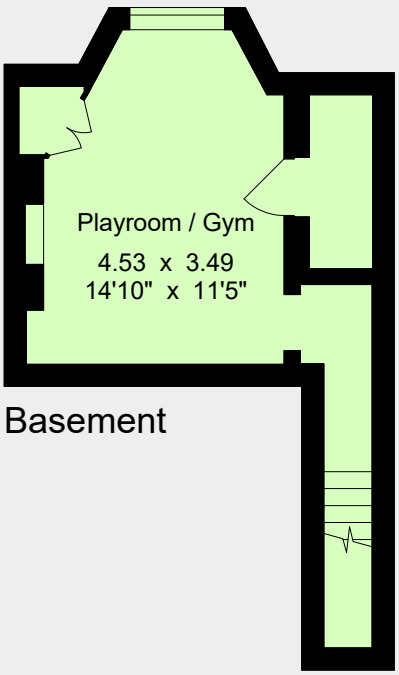
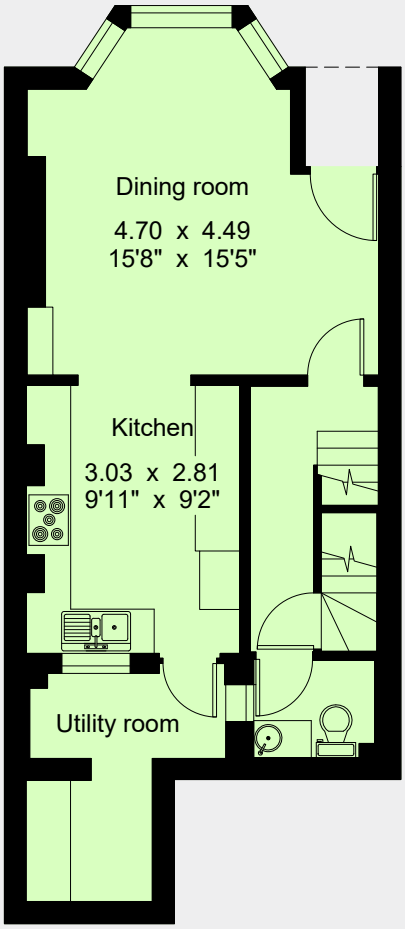
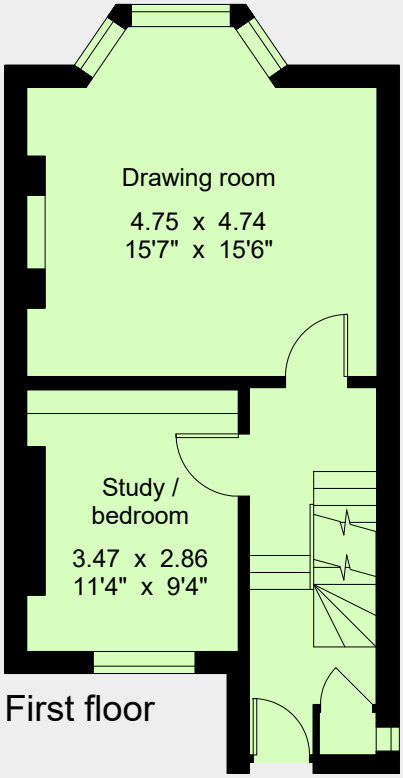


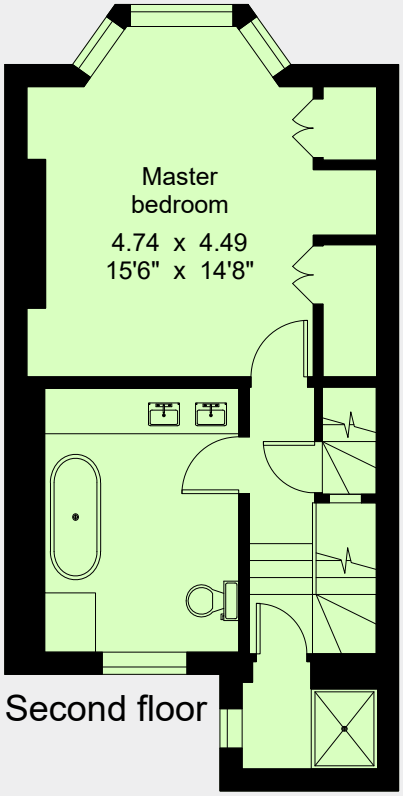
Basement



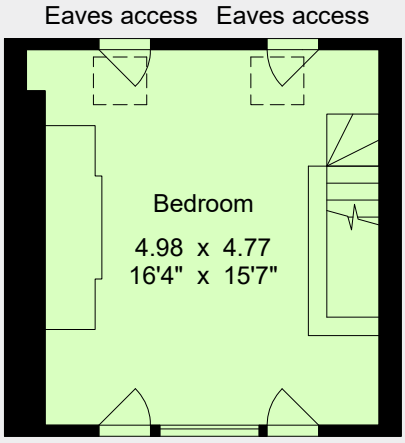
Ground floor



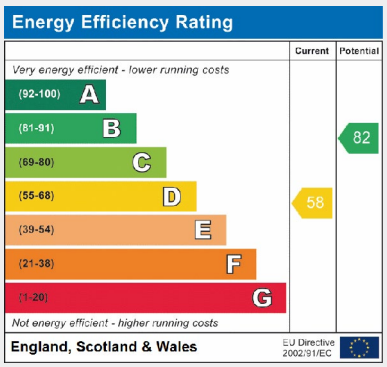
First floor



Second floor



Third floor



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