



14 Calverley Park Crescent

Tunbridge Wells

An exceptional townhouse in an exclusive colonnaded crescent, adjacent to Tunbridge Wells Calverley Grounds

A stunning period townhouse Grade II listed, forming part of a handsome Regency terrace in the heart of sought-after Royal Tunbridge Wells. The property features beautifully appointed accommodation incorporating a self-contained apartment, elegant modern fittings and décor alongside splendid original details.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OUTSIDE



BALCONY



FREEHOLD



TOWN



1,876 SQ FT



**GUIDE PRICE
£1,350,000**

The property

14 Calverley Park Crescent is a fine Grade II Listed Georgian townhouse with three bedrooms and elegant, stylish accommodation, arranged over four floors. Dating from the early 19th century, the property forms part of a beautiful crescent of houses on the edge of Calverley Grounds, one of the town's most beloved and picturesque parks. The terrace features handsome original details outside, including first-floor balconies along the length of the terrace, which also double as a shady veranda to the ground level.

Entered on the ground floor, the beautifully presented sitting room features wooden parquet flooring, an open fireplace, and a large south-facing sash window with a window seat. There is also a kitchen at the rear, which is fitted with modern units and integrated appliances, including a dishwasher, a double oven, a fridge freezer and a gas hob. Stairs lead to the lower ground floor, where there is a comfortable sitting

room and dining room, a secondary kitchen, one double bedroom and a shower room, plus a useful store room.

The first floor has a further attractive reception room in the formal drawing room, which benefits from its elevated position and offers dual French doors opening onto the sunny balcony. There is an open fireplace and elegant cornicing, while the French doors welcome plenty of sunlight to the room. There are two further bedrooms, one of which is on the first floor, with the other on the second floor. Both bedrooms are well-presented doubles, the first-floor bedroom with its attractive panelling and the second-floor principal bedroom with its dual south-facing sash windows. The family bathroom is also found on the second floor, with an over-bath shower.



Outside

The crescent sits in a convenient town centre location with its own private entrance and exit, and on-street parking along both sides of the street. Opposite the crescent there is an immaculately maintained communal lawn with a well-stocked border bed with various shrubs and hedgerows. At the front of the property there is a terrace area, which is shaded by the balcony above, and provides space for pot plants and a seating area, while the balcony itself provides further outside space in which to relax. There is rear access to the lower ground floor, while the stunning rolling lawns and ornamental gardens of Calverley Grounds are right on the property's doorstep.

Location

Calverley Park Crescent is in a highly convenient position, just moments from the centre of sought-after Tunbridge Wells, on the edge of the picturesque Calverley Grounds park. The charming High Street and the delightful Pantiles, with their boutique shops,

restaurants and independent cafés, are just moments away, while the excellent and varied shopping, leisure and cultural facilities of the town centre, including the Royal Victoria Place and Camden Road, is within easy reach. Tunbridge Wells also has access to a wealth of beautiful parks in addition to Calverley Grounds, including Dunorlan Park and the wide expanses of The Common.



Distances

- Royal Tunbridge Wells town centre 0.1 mile
- Tonbridge 5 miles
- Sevenoaks 11.5 miles
- Maidstone 17 miles

Nearby Stations

- Tunbridge Wells
- High Brooms
- Tonbridge
- Paddock Wood

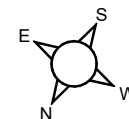
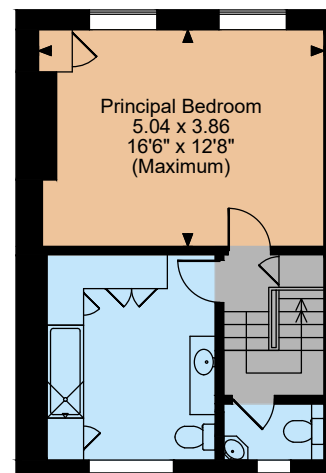
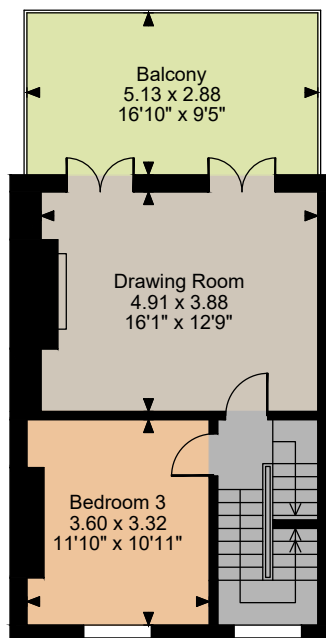
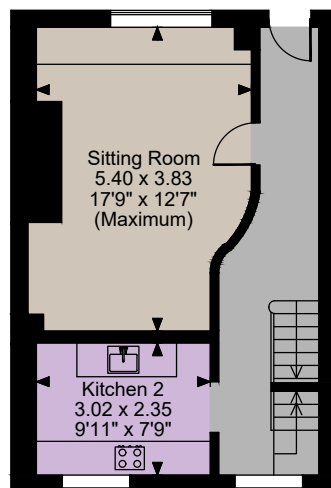
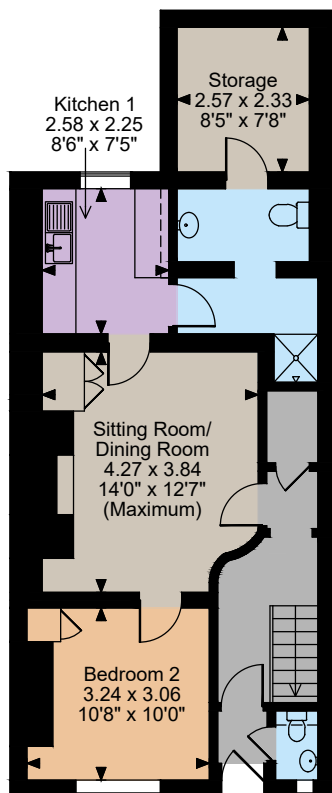
Key Locations

- The Pantiles
- Assembly Hall Theatre
- High Weald National Landscape
- Bewl Water
- Bedgebury National Pinetum & Forest
- Bodiam Castle

Nearby Schools

- St Peters CofE Primary School
- St James' CofE Primary School
- Claremont Primary School
- The Wells Free School
- The Mead School
- Skinners Grammar School
- Beechwood School
- Tunbridge Wells Girls Grammar School
- Rose Hill School





Floorplans

House internal area 1,876 (174 sq m)
For identification purposes only.

Directions

TN1 2NB

what3words: ///barn.shelf.types

General

Local Authority: Tunbridge Wells

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band 'F'

EPC Rating: D

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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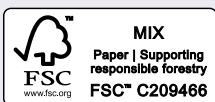
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