



West House

6 Camden Park, Tunbridge Wells

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressively proportioned Victorian family house within the prestigious Camden Park

Beautifully presented with Arts & Crafts influences. The property is arranged over three storeys with over 5,000 sq ft of light filled characterful accommodation.



4 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



GARAGE & STORE



0.63 ACRES



FREEHOLD



VILLAGE/ TOWN



5,008 SQ FT



**GUIDE PRICE
£3,250,000**



The property

West House is the larger portion of the original vicarage to St. Peter's church. It was built in about 1885, and designed by Ewan Christian, the eminent Architect to the Ecclesiastical Commissioners, who later designed the National Portrait Gallery in London. The present owners extended the property sympathetically in 2014.

An attractive entrance hall leads to an elegant kitchen with exposed oak beams and a range of handcrafted wooden units (including island) with granite worktops and an Aga. The island incorporates seating for two. The kitchen connects through open arches with the impressive breakfast room. This is flooded with natural light and offers further matching units (including larder) with granite worktops, a log burning stove, and space for a large table. Double doors lead to the main patio and garden. A sizeable utility/laundry room with further units and worktops, and the garage, are also accessed from the breakfast room.

There are four generous interconnected reception rooms, currently used as a family room, music room, Orangerie (added by Peter Edmondson, in 2010), and drawing room. These rooms flow seamlessly from the entrance hall to the kitchen, providing ideal accommodation for entertaining and stunning views across and access to the gardens. These rooms have many attractive features, including high ceilings and big picture windows, with original functioning fireplaces in the drawing and music rooms.

Also on the ground floor is a study, cloakroom and WC.

The staircase leads to an attractive first floor landing, flooded with light from a large leaded window. The principal bedroom suite has a large bay window with Juliet balcony that offers wonderful views over the gardens and park beyond and incorporates a dressing room and en suite shower room with his and hers sinks. There is a family shower room on this floor and



three further bedrooms, one with en suite Jack and Jill access to the shower room, and another with two storage cupboards (one previously used as an en suite shower room).

The second floor has three further bedrooms (one with a separate en suite shower room and a dressing room), a bright and spacious games room with vaulted ceiling, and a family bathroom.

There is plenty of storage throughout the house, including a full height boarded attic space and vaulted under stairs wine storage.

Outside

The property is approached through an impressive, gated entrance providing plenty of parking with a turning circle and charging points for two EVs.

There are lovely south facing gardens, laid to lawn and interspersed with a variety of mature trees, plants and shrubs. There is a large stone patio with pergola and granite water feature (accessible from the breakfast

room, family room and orangerie), which is ideal for al fresco dining and entertaining. Another patio (accessible from the Orangerie and drawing room) provides further space for outdoor seating or dining, and is ideal for enjoying the afternoon sun. There is an outdoor swimming pool with adjacent powered summer house and pump house. The pool was fully refurbished and relined in 2022 and furnished with a separate heat pump in 2023. The property has a three-phase power supply and external power sockets for external events.

Location

The property occupies a superb position in one of the most highly sought after private parks in Tunbridge Wells with the town offering a comprehensive range of shopping recreational and cultural amenities.

Recreational facilities in the area include riding, walking in the surrounding countryside, golf at a number of interesting courses plus various cricket and tennis clubs.



Distances

- Tunbridge Wells 0.5 mile
- Nearby routes for motorists including the A21, which links to M25 orbital network

Nearby Stations

- Tunbridge Wells 0.5 mile - easy access to London
- London Bridge (in 50 minutes)

Key Locations

- Neville Cricket Ground
- Neville Golf Club
- The Pantiles

Nearby Schools

- St Peters CofE Primary School
- St James' CofE Primary School
- Claremont Primary School
- The Mead School
- Skinners Grammar School
- Beechwood School
- Tunbridge Wells Girls Grammar School
- Holmewood House Preparatory School (mixed)
- Tonbridge School (boys)
- Sevenoaks school (mixed)
- Benenden School for Girls

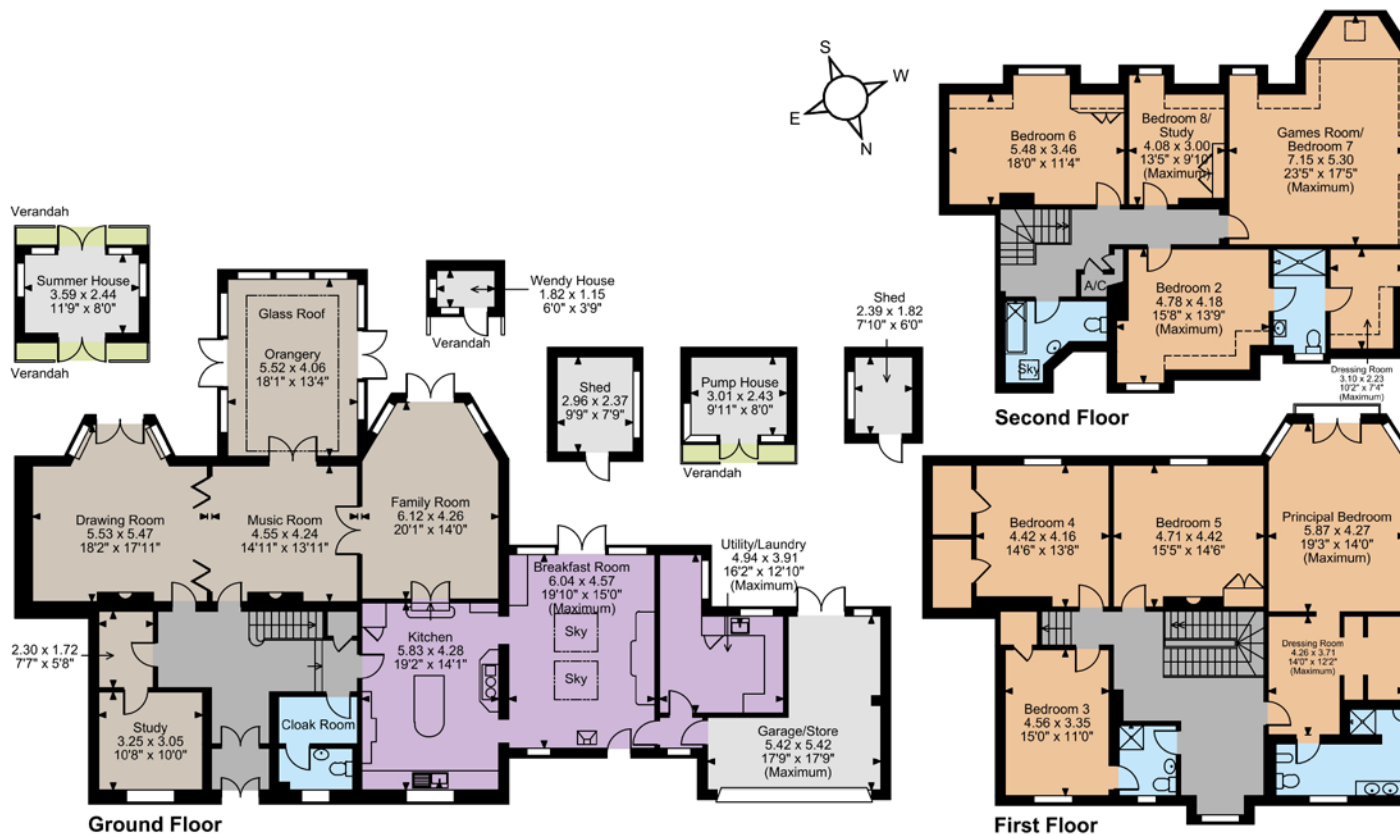












The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663556/SS

Floorplans

Main House internal area 5,008 sq ft (465 sq m)

Garage internal area 231 sq ft (21 sq m)

Outbuildings internal area 319 sq ft (30 sq m)

For identification purposes only.

Directions

TN2 4TW

what3words: ///terms.moral.rounds

General

Local Authority: Tunbridge Wells Borough Council

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

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

Council Tax: Band F

EPC Rating: C

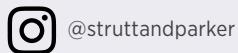
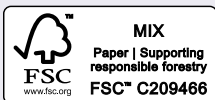
Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

