



Lerryn, Camden Park, Tunbridge Wells, Kent

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Lerryn

Camden Park

Tunbridge Wells

Kent TN2 5BB

A stunning and beautifully designed detached contemporary family home. Located on the popular south side of town

Tunbridge Wells and mainline station 1.4 miles (London Charing Cross 49 minutes), A21 (Pembury Bypass) 2 miles, Pembury 3.3 miles, Tonbridge 7.3 miles, Sevenoaks 12.9 miles, central London 44.5 miles

Reception hall | Sitting room | Drawing room
Study | Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom with en suite bathroom | 3 Additional bedrooms (1 en suite)
Family bathroom | Garden | EPC Rating B

The property

Lerryn is an architect-designed red brick and part-rendered family home.

The fabulous layout appealing to the modern buyer offers spacious, light-filled, flexible accommodation arranged over three floors.

The predominantly open-plan ground floor accommodation flows from a welcoming triple height reception hall with a cloakroom and galleried landing over and comprises a large drawing room with a fireplace with modern woodburning stove and a glazed wall incorporating bi-fold and two glazed doors to the terrace opening into a generous sitting room, also with a glazed wall and bi-fold doors to the terrace. The ground floor accommodation is completed by a large kitchen/breakfast room providing a range of contemporary high-gloss wall and base units, Corian worktops, modern integrated appliances including a wine chiller, full-height glazing and patio doors to the front garden, and a neighbouring fitted utility room.

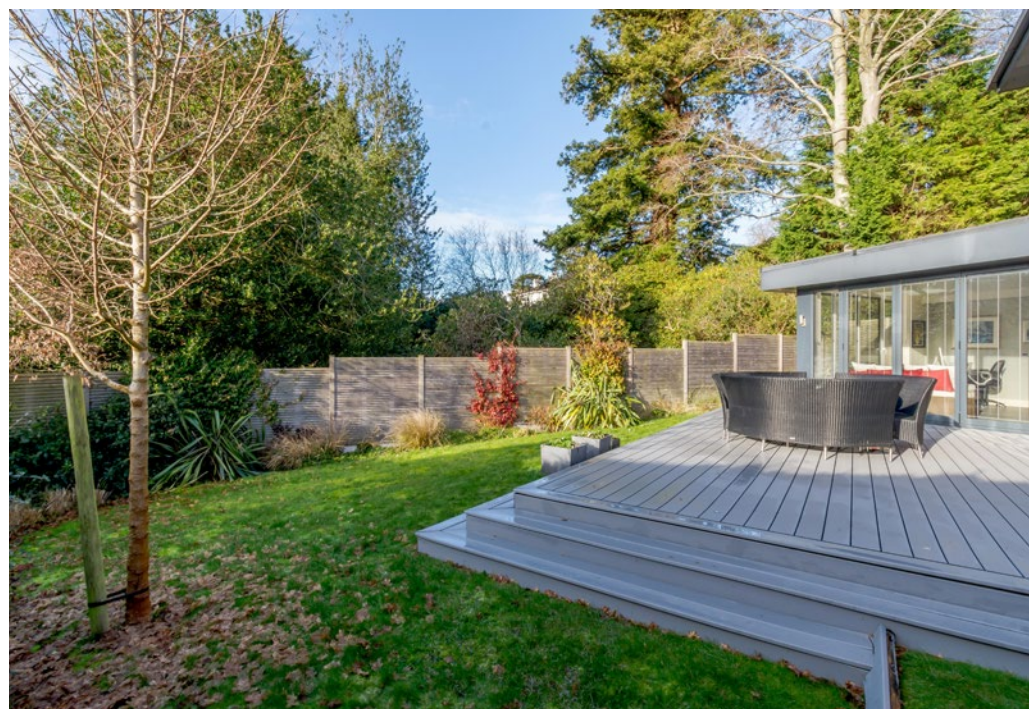
A contemporary staircase rises from the reception hall to the galleried first floor landing with feature double-height glazing, giving access to a generous double bedroom with built-in storage and contemporary en suite shower room, two further well-proportioned bedrooms and a modern family bathroom. The vaulted second floor is dedicated to the property's principal bedroom which benefits from built-in storage and modern en suite bathroom with corner double spa bath, numerous skylights flooding the area with natural light.

Location

The property sits in a Conservation Area on the fringes of Tunbridge Wells, the only spa town in the south east of England and is within striking distance of the mainline station and town centre amenities. With a good selection of independent and High Street shopping together with an out of town retail park with multi-screen cinema and cultural and entertainment attractions including theatres, a selection of parks, golf, cricket, rugby and tennis clubs and numerous cafés and restaurants.

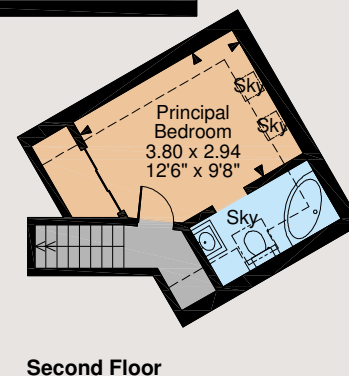
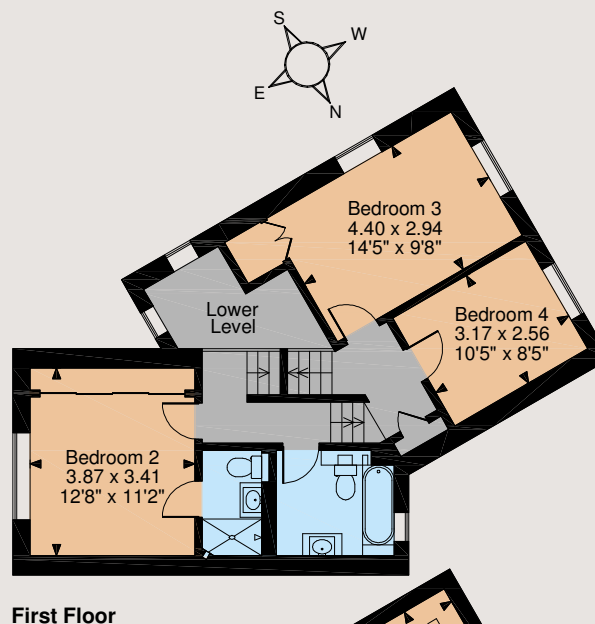
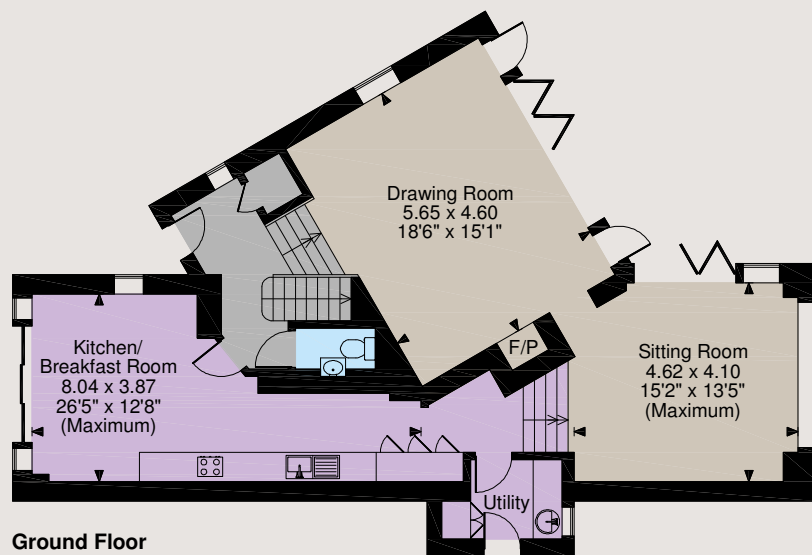
Nearby Pembury as well as Tonbridge and Sevenoaks offer comprehensive facilities. Communications links are excellent: Tunbridge Wells station offers regular direct services to central London in less than an hour and the A21 links from Hastings Road directly to London.

The area offers a wide range of state primary and secondary schooling including St. Peter' C of E Primary School and Skinners' Kent Academy (all rated Outstanding by Ofsted), together with girls' and boys' Grammar schools a good selection of independent schools including Mead, Beechwood, Rose Hill, Holmewood House, Kent College Pembury, Somerhill, Sacred Heart, Tonbridge and Hilden Grange. The property falls within the catchment area for the highly regarded Claremont school.





Lerryn, Camden Park, Tunbridge Wells
Internal area 1,769sq ft (164 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Outside

The property is set within a secluded position in a good sized plot for a modern development, with low-level hedging and having plenty of kerb appeal, it is approached over a block-paved driveway providing parking for multiple vehicles. The enclosed garden to the side and rear is laid mainly to lawn and features a large raised decked terrace, ideal for entertaining and al fresco dining.

General

Local Authority: Tunbridge Wells BC

Services: All mains services including gas

Council Tax: Band 'G'

Tenure: Freehold

Guide Price: £1,400,000

Planning permission granted for first floor rear extension - application ref 22/03604/FULL

Planning permission granted for erection of single garage, application ref 21/02419/FULL

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

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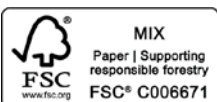
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