



2 The Bennetts

Culverden Down, Tunbridge Wells, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial and attractive detached house, superbly presented, situated in a tucked away location.

With over 4000 sq ft of accommodation and built with a nod to the 'Arts and Crafts' movement, this immaculately presented house has light and spacious accommodation and is situated in the popular Culverden area of Royal Tunbridge Wells



4 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



GARAGE



0.35 ACRES



FREEHOLD



TOWN



4134 SQ FT



**GUIDE PRICE
£1,495,000**

The property

An attractive, superbly presented detached house in a tucked away location in the popular Culverden area of Royal Tunbridge Wells. Over 4000 sq ft of light, well-planned, spacious accommodation is laid out over four floors.

Attractive in design the property has elevations of 2.5 inch brickwork, partially relieved by render under a large pitched tiled roof. The accommodation is light spacious and well planned over four floors. The reception hall has doors leading to the principal rooms. The sitting room has a lovely double aspect, an impressive Edwardian style wide fire surround. Double doors to balcony. The dining room is currently used more as an informal sitting room/study. Attractive fire place.

The open plan kitchen/breakfast room has a good selection of 'Rencraft' cream painted wall and base units and granite work surfaces. There is a central

island and breakfast bar, walk-in pantry, space for American style fridge freezer. Sitting/dining area. French doors leading out to a balcony.

Outside

The property is approached over a gravelled drive, providing parking and turning. Attached to the house is a double garage with large store/workshop below .

The lovely mature gardens are predominately south east facing and are mainly laid to lawn, framed by mature shrubs and trees, a feature of the garden is a large outcrop of stone that makes an attractive rockery area. Steps lead to a lightly wooded grove.





Summer house with electricity- a very usable space.
There is a pleasant 'sun trap' terrace running the length of the property. In all about .35 acre.

Location

2 The Bennetts is situated in a delightful setting tucked away in Culverden Down within a small group of just three houses.

The town center of Tunbridge Wells is about 1.4 miles away and offers an excellent selection of shops, leisure and cultural amenities.

For those wanting to commute to London the mainline station offers regular services to the capital in under 50 minutes.

The property also ideally situated for access to Rose Hill Preparatory School as well as the numerous primary and secondary schools in the vicinity, including Bishops Down Primary, Skinners, Tunbridge Wells Girls Grammar and Bennett Memorial.

Distances

- Tunbridge Wells 1.4 miles
- Tonbridge 4.3 miles
- Sevenoaks 10.3 miles

Nearby Stations

- Tunbridge Wells station 1.4 miles - (London Bridge from 42 minutes)
- High Brooms station 1.6 miles - (London Bridge from 39 minutes)

Key Locations

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

Nearby Schools

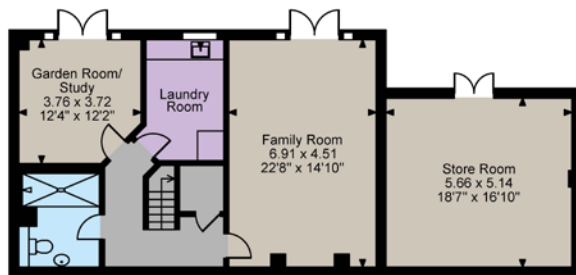
- St Peters CofE Primary School
- St James' CofE Primary School
- Claremont Primary School
- The Wells Free School
- Skinners Grammar School



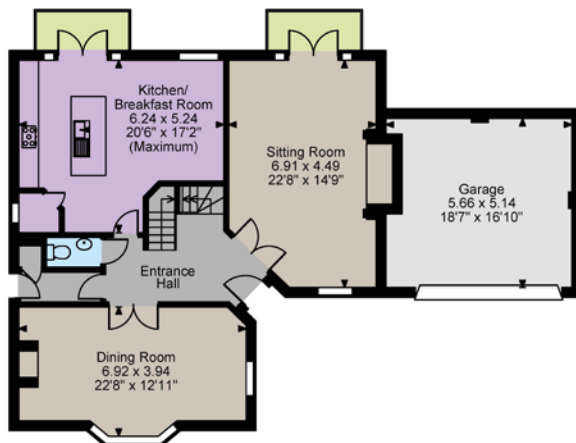
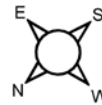




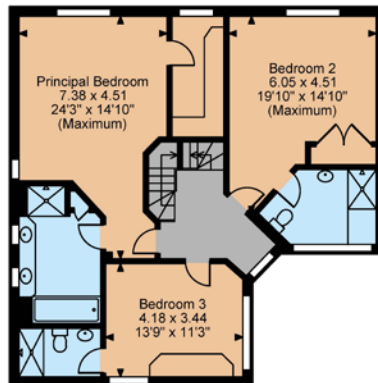




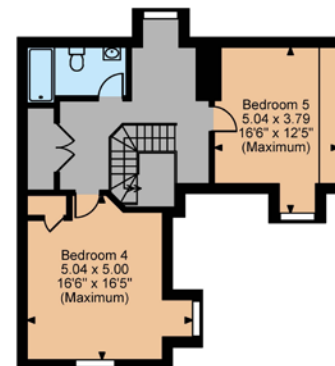
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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

House internal area 4,134 sq ft (384 sq m)
For identification purposes only.

Directions

Post Code TN4 9RX
what3words: ///initiated.draw.shears

General

Local Authority: Tunbridge Wells

Services: All mains services including gas

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

Council Tax: Band H

EPC Rating: C

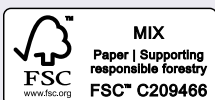
Sevenoaks

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