

23 Culverden Park Road, Tunbridge Wells





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Immaculate 4-bed period house in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 4 bedrooms
 - Living room
- Family/Dining Room
 - Kitchen
- Family bathroom and separate shower room
 - West facing terraced garden
 - Period details
- Sought after St Johns location
- Walking distance of popular schools and mainline stations



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This elegant Victorian home oozes period charm whilst delivering a family friendly contemporary style of living.

It sits in the popular St John's area and is a short walk from local shops, sought after schools, the recreational ground and excellent transport links.

Arranged over three floors and set back from the road by a low wall, this home's painted exterior and double bay windows provide plenty of kerb appeal.

Stepping inside, it is immediately apparent that the owners have beautifully blended modern finishes with traditional features to create a flawlessly finished house.

First on the left, is the elegant living room which is flooded with light from its handsome bay window. It is an exceptionally welcoming space with stylish décor, wooden flooring, bespoke cabinetry, and a wood burning stove that is framed by a beautiful Victorian marble mantle.

Behind is the family/dining room which offers a sophisticated space to relax and dine in, with another wood burning stove to add character and warmth. Its open plan layout to the kitchen also makes it a social space for entertaining.

The kitchen is stylish and streamlined with timeless Shaker style cabinetry contrasting with Quartz work tops and warm wooden flooring. It is beautifully finished and fully equipped, as you would expect from a house of this quality, with integrated Neff and Bosh appliances. Glazed doors to the rear can lie open to extend the living space in the summer months and they provide access to the lean-to conservatory at the side, which has space and plumbing for appliances and room for additional storage.

Climbing the stairs to the first floor there are two immaculate bedrooms, a family bathroom, and a separate cloakroom.

The bathroom at the rear has a double ended bath and a separate shower cubicle. Its rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

The principal bedroom to the front extends the width of the house and its generous proportions, fitted alcove cabinetry, and deep bay window make it a restful retreat.

Up a further flight of stairs to the second floor there are two good sized double bedrooms with roof top views and fitted storage. A shower room completes the floor.

Outside the west facing garden is wonderfully low maintenance with Travertine tiling. It is fully enclosed, offering a safe sanctuary for children and pets, and has a leafy green backdrop. There is street access too.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. It also offers a luxury family lifestyle that you could move straight in and enjoy. A must see!





Storm porch with tiled step, part opaque glazed entrance door, which opens into:

Entrance Hall: glazed top light, wooden flooring, radiator in decorative cover and doors opening into:

Living Room: 14`1 x 11`9 front aspect bay window, fitted alcove mid height cupboards with open shelving, fireplace with brick hearth and surround, marble mantle and wood burning stove, wooden flooring and radiators.

Family/Dining Room: 12`9 x 12`2 rear aspect part opaque window with shutters, fireplace with brick surround and hearth, wooden beam mantle and wood burning stove, under stair cupboard with hanging space for coats, housing for the fuse box and storage space, wooden flooring and opening into:

Kitchen: 12`2 x 11`3 rear aspect French doors opening into the garden, integrated Neff microwave, integrated Neff oven, 5 ring gas hob, Neff stainless steel extractor, Belfast sink with mixer tap, integrated Bosch dishwasher, space for an American style fridge/freezer, Quartz splashback and wooden flooring with underfloor heating. The kitchen has plenty of Quartz worktop space and a good selection of eye and base level units, with pull out bins and larder cupboards.

Lean to Conservatory: side and rear aspect windows, side aspect glazed door, space and plumbing for appliances, and tiled flooring.

Stairs up to first floor landing with radiator and doors opening into:

Bathroom: rear aspect window, freestanding double ended roll top bath with floor standing bath mixer tap, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted shower attachment, fitted cupboard housing the water cistern, radiator, wooden flooring, and part tiled walls.



Cloakroom: side aspect opaque window, high level WC, wooden effect flooring, part mid height wooden wall paneling, and radiator.

Bedroom 4: 12`2 x 10`1 rear aspect window with shutters, fitted cupboard with hanging rail, shelf and drawers, wooden flooring, and radiator.

Bedroom 1: 14`8 x 14`1 front aspect bay window, fitted alcove wardrobes with hanging rails, shelves, drawers and cupboards over, painted wooden flooring and radiators.

Stairs up to second floor landing and doors opening into:

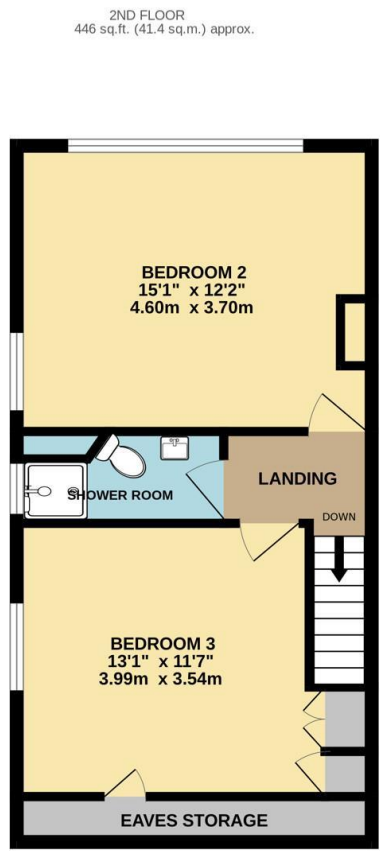
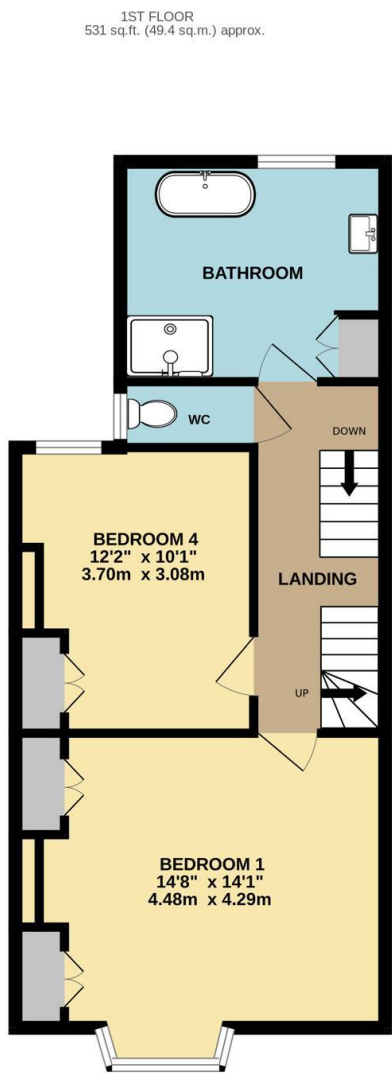
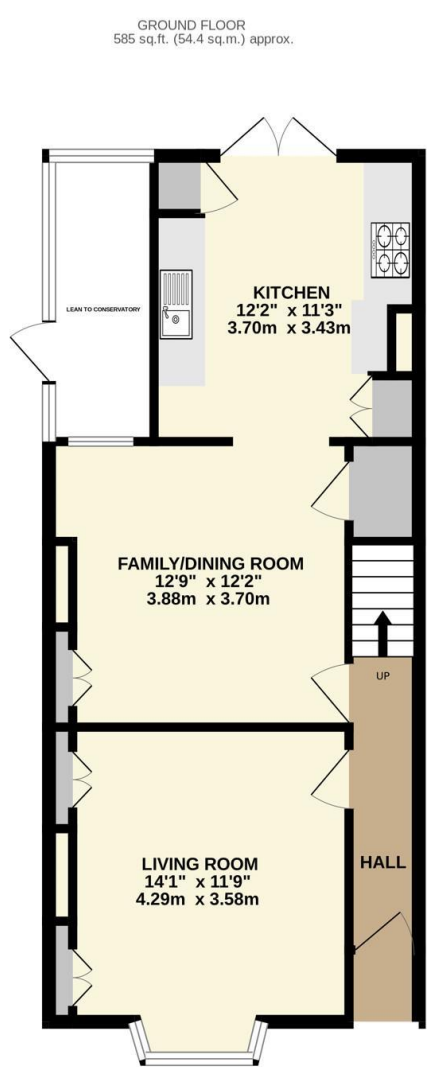
Bedroom 2: 15`1 x 12`2 rear aspect double glazed window, side aspect opaque double glazed window and radiator.

Shower Room: side aspect opaque double glazed window, wash hand basin with mixer tap, concealed cistern WC, shower cubicle with Aqualisa shower, heated towel rail, part tiled walls and wooden effect flooring.

Bedroom 3: 13`1 x 11`4 side aspect double glazed window with shutters, period fireplace, eaves storage cupboard, fitted cupboards with hanging rail, shelves and cupboards above, wooden flooring and radiator.

Outside: To the front is a low wall with an area of paving and stocked flower beds behind, a block brick pathway to the left side leads to a wooden gate for rear garden access and a traditional tiled pathway to the right leads to the covered front entrance door. To the rear is a Travertine tiled terraced garden with a walled rear perimeter and wooden fenced side perimeters. There is a shed for storage.

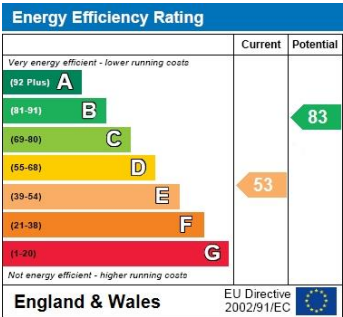




TOTAL APPROX AREA EXCLUDING LEAN TO CONSERVATORY 140.1 SQ.M

TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,135.00)

EPC: E (53)

AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as St John's Church of England Primary School sit alongside the highly regarded and sought- after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John's Recreational Ground, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



