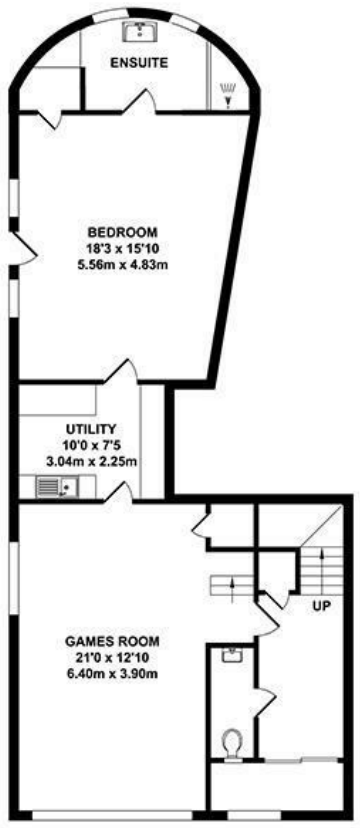
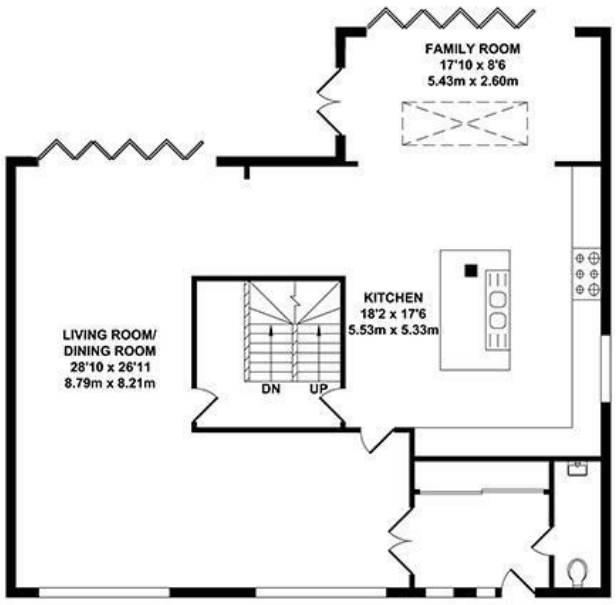
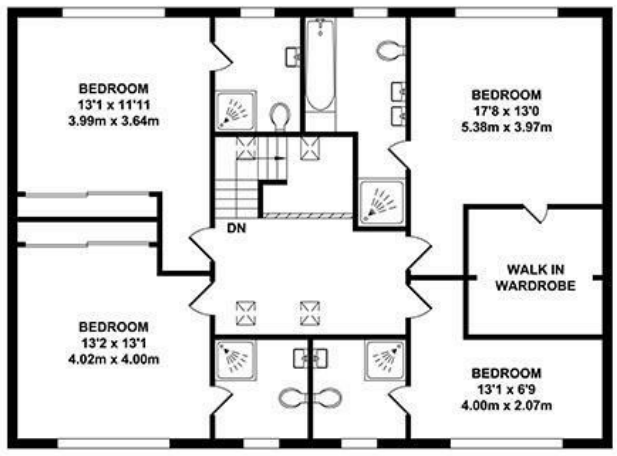


LOWER GROUND FLOOR
APPROX. FLOOR AREA
873 SQ.FT.
(81.11 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1309 SQ.FT.
(121.63 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1154 SQ.FT.
(107.24 SQ.M.)

The Property Ombudsman

TOTAL APPROX. FLOOR AREA 3337 SQ.FT. (309.98 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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www.khp.me

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info@khp.me

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Culverden Park

Tunbridge Wells TN4 9QR

Guide Price £1,449,999

Tenure: Freehold

Council tax band: D

KHP
www.khp.me

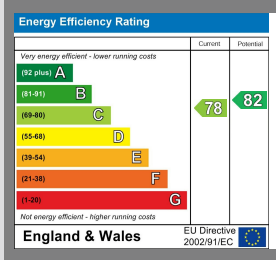
Welcome to this stunning, modern detached house. This property boasts ample reception areas - the statement room being the open plan kitchen/family room, a utility room, 5 spacious bedrooms - with ensuite and walk in wardrobe to main and further 4 beautifully designed ensuites to the other bedrooms. The top floor bedrooms all benefit from air conditioning units, offering ample space for comfortable living.

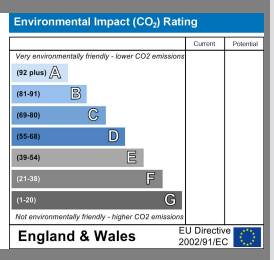
With a generous 3,337sq ft of internal space, this bespoke build features high specifications throughout, ensuring a luxurious lifestyle for its residents. The contemporary design adds a touch of elegance to the property, making it a truly desirable home and there is the potential to use the lower floor as annexe accommodation. This house is perfect for those who value both style and practicality. The versatile layout allows for various living arrangements, catering to different needs and preferences. For instance the lower ground floor could easily perform as a self-contained 1 bedroom apartment.

The rear garden has been designed and landscaped to make the most of the space and be low maintenance, with a beautiful Japanese Acer tree being a focal point.

Offered for sale with NO ONWARD CHAIN and conveniently located with parking for 4 vehicles, don't miss the opportunity to own a piece of luxury in this sought-after area a short walk from central Tunbridge Wells and Culverden park, as well as being within walking distance of the prestigious 'The Skinner's School' and local shops and amenities at St John's. Tunbridge Wells station is only 1.1 miles away. This property is a true gem, offering a blend of modern living in a prime location.

- Contemporary Detached House (3337sqft)
- Highly Sought After Road
- Fantastic Open Plan Kitchen/Living Accommodation with Bi-Fold Doors to Garden
- Copious Amounts of Natural Light
- 5 Bedrooms
- 5 Ensuites & 2 Cloakrooms
- Games Room
- Private Rear Garden
- Ample Parking
- NO ONWARD CHAIN





ADDITIONAL INFORMATION

Freehold
Built/Complete Renovation in 2019
Council Tax Band D
EPC Rating C

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

Agents note

In accordance with the Estate Agents Act 1979, the owner of this property is an employee of Kings Hill Properties Ltd.