



Woodlands House, Camden Park, Tunbridge Wells, Kent TN2 5AA

**Guide Price: £2,100,000 Freehold**

*When experience counts...*

est. 1828  
**bracketts**



# Woodlands House Camden Park Tunbridge Wells Kent TN2 5AA

Enjoying a prime location in Camden Park, one of Tunbridge Wells' premier areas and extremely conveniently located for the town centre, this 3,205 sq. ft. Victorian Villa enjoys a large rear garden of 171 ft.

## **Lower Ground Floor:**

Day Room opening to a Light Well. Boiler Room. Laundry Room.  
Two Store Rooms.

## **Ground Floor:**

Spacious Entrance Hall. Front Lobby Area. Inner Hallway.  
Elegantly Proportioned Sitting Room with Double Doors to the Garden.  
Dining Room. Study. Recently Refitted Kitchen / Breakfast Room.  
Cloakroom.

## **First Floor:**

Principal Bedroom with En Suite Shower Room.  
Three Further Double Bedrooms. Family Shower Room.

## **Outside:**

Walled Front Garden with Parking for Numerous Cars.  
Double Garage with a Large Loft Space.  
Rear Garden with Patio Area with a Covered Well and a  
Large Area of Lawn.

**Guide Price: £2,100,000 Freehold**



27/29 High Street, Tunbridge Wells  
Kent TN1 1UU

Tel: (01892) 533733

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

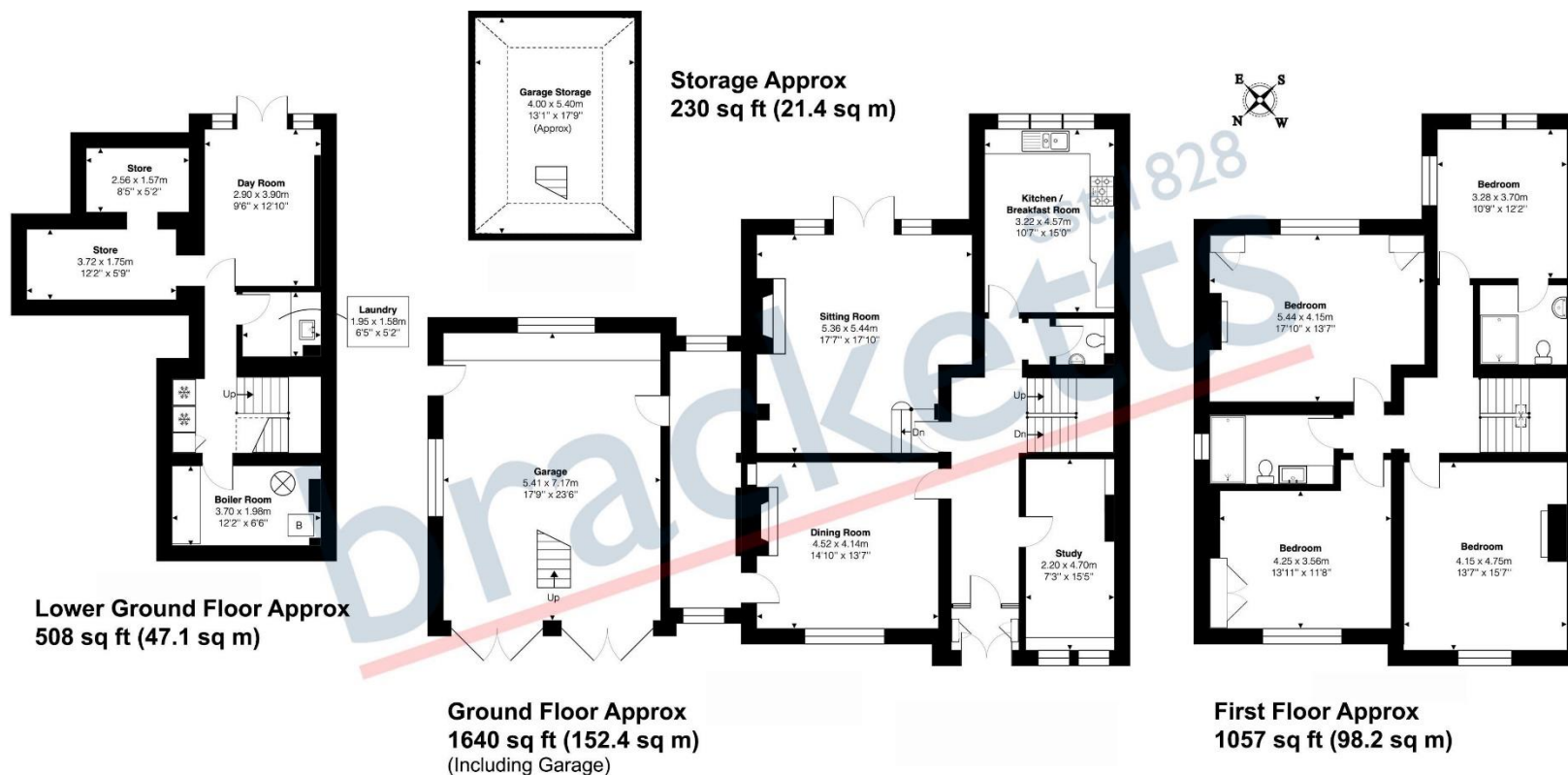


## DESCRIPTION

**NO ONWARD CHAIN.** Located over three storeys, this home offers 3,205 sq. ft, which is complemented by a 171 ft long rear garden, in a plot of 0.42 of an acre. The property is well screened from this quiet, private no-through road, with a walled front garden which provides parking for numerous cars and has a double garage with an inspection chamber, and large loft space.

## LOCATION

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available. Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. The amenities within the town are readily accessible – the Royal Victoria Place shopping centre and pedestrianised precinct are 0.8 of a mile; Tunbridge Wells mainline railway station is 0.5 of a mile; from here there is also access to the High Street, Chapel Place and the famous Pantiles with its elegant colonnades, café culture, eateries and high-end retail units. For the sporting enthusiasts, there is a host of amenities including the St Johns sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area. Access to the A21 lies just to the east of town providing useful motorway connections.



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



