



# 1 & 2 THE TRONNINGS, CAMDEN PARK

TUNBRIDGE WELLS – GUIDE PRICE £1,750,000 - £2,000,000



# 1 & 2 The Tronnings

Camden Park, Tunbridge Wells, TN2 4TN

**A unique opportunity to acquire a matching pair of four bedroom Scandia-Hus chalets occupying a third of an acre plot (tbv) within a private park.**

**Both Homes Have - Entrance Hall With Open Plan Pine Staircase - Through Lounge/Dining Room With French Doors To The Gardens - Kitchen/Breakfast Room Complete With Cooker & Hob With No.2 Having A More Recent Re-Fit Of Its Units & Appliances - Separate Utility Rooms - Generous Downstairs Bathrooms - Ground Floor Double Bedroom - First Floor Spacious Landings Large Enough To Accommodate A Desk Or Seating - Main Bedroom With Plenty Of Built In Storage And Access To A Typical Scandinavian Styled Covered Timber Balcony - There Are Two Further Bedrooms & Separate Shower Room - Triple Glazing - Gas Central Heating Via Radiators - Detached Garaging - Driveway & Turning Area For Several Vehicles - The Combined Gardens Give A Total Plot Size Of Approximately A Third Of An Acre (TBV) - Outstanding Town Centre Location - No Forward Chain**

No. 1 & 2 The Tronnings are a matching pair of four bedroom detached Scandia-Hus chalets owned by the same family since their construction during the 1980's and set within the very desirable private gated estate of Camden Park in a Tunbridge Wells conservation area. The two homes are typical of the Scandinavian design and include triple glazing, pine staircases, timber cladding and covered first floor balconies. The properties other features include gas central heating via radiators, kitchen/breakfast rooms large enough to take a full size table and fitted with a range of appliances. There are useful utility rooms. The 'L' shaped through lounge/dining rooms have a bright double aspect with French doors opening to the gardens, whilst a downstairs bedroom also gives the versatility to become a separate dining room if only three bedrooms are required. The gardens that surround the two chalets are enclosed by a combination of walling, fencing and trees with gates at the entrance providing a great deal of privacy to the plot. Parking is provided by two detached single brick garages and driveway providing turning space.





This is both a rare and wonderful opportunity to acquire two homes within one of Tunbridge Wells most sought after locations with the plot allowing considerable possibility for re-modelling of the existing homes or perhaps the construction of a new property subject to obtaining all the necessary consents and permissions required for this particular location.

#### **NO.1 THE TRONNINGS**

Solid side entrance door to:

##### **ENTRANCE HALL:**

Window to front, pine panelled ceiling, single radiator, power points.

##### **LOUNGE/DINING ROOM:**

An 'L' shaped room with windows to front and side, French doors opening to the garden. Two single radiators, power points.

##### **KITCHEN/BREAKFAST ROOM:**

Fitted with a range of wall and base units with work surfaces over. Four burner gas hob with filter hood above, electric double oven. Dishwasher and fridge/freezer. Stainless steel double bowl sink unit with mixer tap. Single radiator, part pine panelling to walls, quarry tiled floor. Window to front.

##### **UTILITY ROOM:**

Stainless steel double bowl sink unit, washing machine and tumble dryer. 'Potterton' gas fired boiler, vinyl tiled floor. Side window and door.

##### **BEDROOM:**

Window to rear, single radiator, power points. Built in double wardrobe.

##### **BATHROOM:**

White suite comprising of a panelled bath with mixer tap and wall shower fitment, low level wc, pedestal wash hand basin. Chrome towel rail/radiator, vinyl flooring. Window to rear.

Open tread pine staircase to:

##### **FIRST FLOOR LANDING:**

A good sized space ideal for accommodating a desk or chairs, single radiator, power points. Windows to front and rear.

##### **BEDROOM:**

Eaves storage cupboards, two built in wardrobes, single radiator. Built in cupboard containing hot water tank. Two side windows and part glazed door opening to:

##### **BALCONY:**

Covered timber balcony with outside light.

##### **BEDROOM:**

Window to side, two eaves storage cupboards, single radiator, power points.

##### **BEDROOM:**

Window to side, three eaves storage cupboards, built in wardrobe, single radiator, power points.

##### **SHOWER ROOM:**

White suite comprising of a pedestal wash hand basin, low level wc, shower cubicle with plumbed in shower. Chrome towel rail/radiator, vinyl flooring. Window to front.

##### **OUTSIDE:**

To the front there is a small lawned area with path to the entrance which continues to the side and leads to a paved patio area and gate giving access to Princes Street. The path continues to the rear where there is a wide well stocked shrub and flower bed. There is a further area of garden to the front which is laid to lawn, conifer screening, timber shed. Part of the drive leads to a detached brick garage with power, light and up and over door.

#### **NO.2 THE TRONNINGS**

Solid entrance door to:

##### **ENTRANCE HALL:**

Wood effect flooring, panelled ceiling, single radiator, power points.

##### **LOUNGE/DINING ROOM:**

An 'L' shaped room with windows to front and side, French doors opening to the side garden. Two single radiators, power points, room thermostat.

##### **KITCHEN/DINING ROOM:**

Re-fitted with a range of wall and base units having worktops over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Five burner gas hob with filter hood above, electric double oven. Integrated dishwasher and fridge/freezer. Wood effect flooring, wood panelled ceiling, wood panelling in part to walls. Windows to front and side. Door to:

##### **UTILITY ROOM:**

Fitted with a range of matching wall and base units and worktops. Space for washing machine and tumble dryer. Wood effect flooring, cupboard housing a 'Worcester' gas fired boiler. Window to side and door.

##### **BEDROOM:**

Window to rear, single radiator, power points.

##### **BATHROOM:**

White suite comprising of a panelled bath with mixer tap and wall shower, glazed shower screen, tiled shower area, low level wc, pedestal wash hand basin. Tile effect flooring, radiator, shaver point/light. Window to rear.

Pine open tread staircase from entrance hall to:

##### **FIRST FLOOR LANDING:**

This large area is ideal to accommodate a desk or chairs making an ideal work or relax area, radiator. Three windows to rear.

##### **BEDROOM:**

Single radiator, built in eaves storage cupboards. Built in cupboard containing hot water tank. Side windows and door to:

##### **BALCONY:**

Covered timber balcony which enjoys far reaching westerly town views.



**BEDROOM:**

Single radiator, eaves storage cupboard, built in wardrobe. Window to side.

**BEDROOM:**

Single radiator, eaves storage cupboard, built in wardrobe, power points. Window to side.

**SHOWER ROOM:**

White suite comprising of a pedestal wash hand basin, low level wc, shower cubicle with plumbed in shower. Tile effect flooring, towel rail/radiator. Window to front.

**OUTSIDE:**

The main rear garden to this home is situated to the side being laid to lawn, paved patio and pathways, well stocked border. A combination of wall and fencing to boundary. Pathway to the rear where there is shed, greenhouse and outside tap. To the front of the property there is a further area of lawned garden with mature borders containing shrubs, plants and trees with fencing to side. Parking includes part of the driveway as well as a detached brick garage with up an over door.

**SITUATION:**

Camden Park consists of 70 individual homes forming a private gated estate in the centre of Royal Tunbridge Wells. It is one of the rare areas you are unlikely to see parked cars on the road and provides a peaceful setting considering the main town is within easy walking distance and the railway station approximately 7 minutes walk away. Also within walking distance along private roads is the well renowned Claremont Primary School, whilst in the opposite direction you are just 5 minutes walk to Dunorlan Park with its wonderful boating lake. The vibrant spa town of Royal Tunbridge Wells offers a comprehensive range of amenities including both major high street and independent retailers set alongside a wide variety of restaurants and bars with the historic Pantiles situated in the southern part of the town famous for its colonnaded walkway, pavement cafes and outside Jazz evenings. For the commuter traveller there is good road access to the A21 connecting with the M25. Tunbridge Wells station offer commuter services to London Charing Cross and Cannon Street. Recreational facilities include golf, cricket, rugby and tennis with the surrounding commons and countryside ideal for country pursuits. Schooling for all ages is available with a wide selection of both state and independent schools including grammars.

**TENURE:**

Freehold

Camden Park Ltd consists of 70 properties that each have 1 share in the company. Each shareholding property contributes £250.00 per year to the company which goes towards the upkeep and maintenance of this private estate. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211



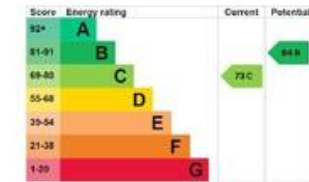
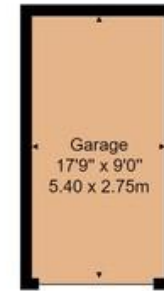


**Ground Floor**



**First Floor**

**2 The Tronnings**  
Approx. Gross Internal Area 1575 sq. ft / 146.3 sq. m

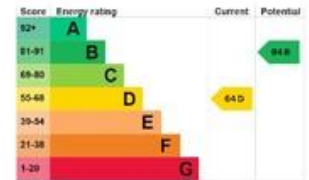
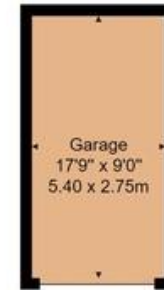


**Ground Floor**



**First Floor**

**1 The Tronnings**  
Approx. Gross Internal Area 1575 sq. ft / 146.3 sq. m



Approx. Gross Internal Area 3150 sq. ft / 292.7 sq. m  
(Excluding Garages)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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