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PILCHER**

*Sales, Lettings, Land & New Homes*



- Period Town House
- Arranged Over 3 Storeys
- 4 Double Bedrooms
- Excellent Entertaining Space
- Parking in Square (see note)
- Energy Efficiency Rating: C

**Culverden Square, Tunbridge Wells**

**£525,000**

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## 16 Culverden Square, Tunbridge Wells, TN4 9NS

Situated on a private, no through road, in the heart of Tunbridge Wells on a most attractive square of Victorian properties, a three storey, four double bedroom period town house with Studio/Office, excellent entertaining space and good access to both Tunbridge Wells itself and a host of schools along the St. Johns Road. As currently arranged, the property enjoys a good sized principal lounge with sash windows towards the aforementioned square and a further and particularly generous kitchen/dining area/second lounge space opening onto the rear gardens. There is also a ground floor cloakroom. On the first floor the property enjoys two good sized double bedrooms - of which one has an en suite facility - and a further family bathroom with two additional double bedrooms and a further wc to the second floor. The property has a low maintenance courtyard garden to the rear with a Studio/Office.

Access is via a partially glazed door with two inset opaque glass panels leading to:

### LOUNGE:

Area of fitted coir matting, good areas of exposed pine floorboards, radiator, various media points. Feature exposed brick fireplace with a brick hearth and a fitted unit to one side of the original chimney breast. Excellent space for lounge furniture and for entertaining. Double glazed sash window to front with areas of fitted Plantation shutters.

### INNER LOBBY AREA:

Stairs to the first floor, good areas of pine floorboards, inset spotlights to the ceiling, wall mounted thermostatic control. Door leading to:

### CLOAKROOM:

Feature tiled floor, low level wc, wall mounted wash hand basin with mixer tap over and tiled splashback with storage below. Areas of fitted coat hooks, door to a cupboard with fitted coat rail and areas of shelving.

### OPEN PLAN KITCHEN/DINING/SECOND LOUNGE

**Kitchen:** Fitted with a range of base units and a complementary wood block and wood surface with further areas of exposed brick work. Integrated electric oven, integrated microwave and inset four ring induction hob with stainless steel splashback and extractor hood over. Integrated dishwasher. Space for a fridge and freezer. Breakfast bar area with space for two people and space for a wine cooler etc. Good areas of exposed pine floorboards, areas of metro tiling, fitted shallow cupboard with good areas of shelving serving as a larder, areas of fitted shelving, inset spotlights to the ceiling. This is open to:

**Dining Room/Second Lounge:** Good areas of exposed pine floorboards, radiator inset to a decorative cover, inset spotlights to the ceiling. Good space for table, chairs, associated furniture and entertaining. Good areas of exposed brick work. There is an area of vaulted ceiling towards the rear with an inset Velux window. Georgian style French doors and further Georgian style windows to the rear.

### FIRST FLOOR LANDING:

Carpeted, radiator, inset spotlights to the ceiling. Cupboard housing the washing machine and tumble dryer. Understairs cupboard with general storage space and further cupboard with areas of fitted shelving. Stairs returning to the second floor. Doors leading to:

### BEDROOM:

Of a particularly good size and with space for a large bed and associated bedroom furniture, fitted cupboard, radiator. Areas of fitted wardrobes and storage to the side of the original chimney breast. Double glazed sliding windows to the front with fitted Roman blind and with areas of fitted Plantation shutters. Door leading to:

### EN SUITE SHOWER ROOM:

Fitted with a low level wc, corner shower cubicle with single head shower and feature recess, wall mounted wash hand basin with mixer tap over and storage below. Tiled floor, part tiled walls, fitted wall mirror, towel radiator, wall mounted mirror fronted cabinet, electric shaver point, inset spotlights to ceiling, extractor fan.



**FAMILY BATHROOM:**

Fitted with a panelled bath with mixer tap over, single shower head over and fitted glass shower screen, wall mounted wash hand basin with mixer tap over and storage below, low level wc. Feature tiled floor, part tiled walls, towel radiator, fitted wall mirror, feature recess with shelving, electric shaver point, inset spotlights to the ceiling.

**BEDROOM:**

Carpeted, radiator, loft access hatch, inset spotlights to the ceiling. Areas of fitted cupboards. Good space for a double bed and associated bedroom furniture. Double glazed windows to the rear with fitted blind.

**SECOND FLOOR LANDING:**

Carpeted. Doors leading to:

**BEDROOM:**

Carpeted, radiator, doors to under eaves storage, areas of sloping ceiling. Inset Velux window.

**WC:**

Low level wc, wall mounted wash hand basin with mixer tap over and tiled splashback, feature tiled floor, inset spotlights to the ceiling, extractor fan.

**BEDROOM:**

Carpeted, radiator. Good space for double bed and associated bedroom furniture. Double glazed windows to the rear with fitted blind.

**OUTSIDE FRONT:**

An attractive low maintenance front garden set to areas of feature paving with a tiled approach from the brick pavement to the front door. There is a combination of retaining brick work, picket fencing and iron railings with some mature box plantings and attractive mature roses to the front.

**OUTSIDE REAR:**

The rear garden is essentially low maintenance set to areas of brick work and further areas of feature paving. Good space for garden furniture and for entertaining and areas of retaining fencing and lower level brick work. There is a detached Studio/Office at the rear of the property with a tiled floor and with good space, wall mounted electric heater.

**SITUATION:**

Culverden Square is located in the St. Johns quarter of Tunbridge Wells, though to most residents of Tunbridge Wells it will be completely unknown. It is a rare example of a traditional Victorian square of properties in town and is located just off of the St. Johns Road towards the rear of Richer Sounds. St. Johns itself has an excellent selection of highly regarded schools as well as two metro style supermarkets and a number of shops, restaurants and public houses for every day use. Tunbridge Wells itself is a little under 0.5 mile distant with its far wider range of social, retail and educational facilities to include a number of sports and social clubs and gyms, two theatres, a range of principally multiple retailers at the Royal Victoria Place shopping centre and nearby North Farm and further independent offerings between Mount Pleasant and the Pantiles. As mentioned the town has a good number of well regarded schools at primary, secondary, independent and grammar levels, many of which are readily accessible from the property. The town also has two main line railway stations offering fast and frequent services to London termini and the South Coast.

**TENURE:** Freehold

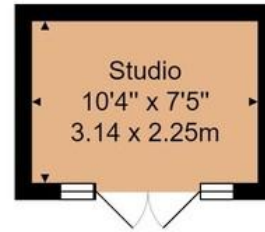
**COUNCIL TAX BAND:** C

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

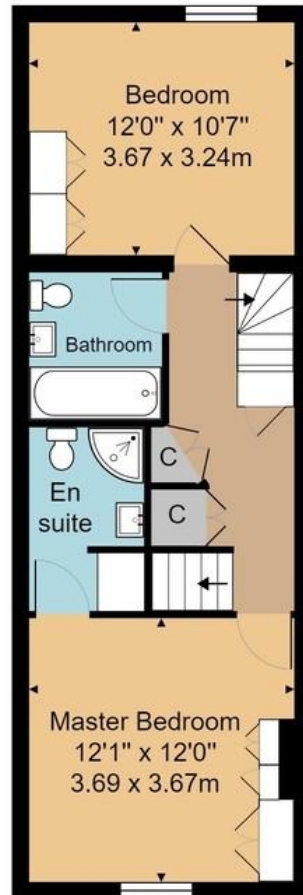
**AGENTS NOTE:** Whilst the property does not formally come with a private parking space, the management of the square (which is a private road) have traditionally recommended that residents park outside of their own houses only. To this end, whilst the parking is not private and unique to the property it is an ongoing practice at the location.



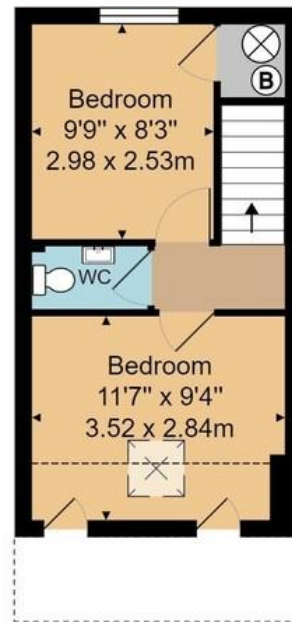
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	84 B



**Ground Floor**



**First Floor**



**Second Floor**

**Approx. Gross Internal Area 1251 ft<sup>2</sup> ... 116.2 m<sup>2</sup> (excluding studio)**

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.

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