

15 Mountfield Gardens
House - Gross Internal Area : 202.2 sq.m (2176 sq.ft.)

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15 Mountfield Gardens

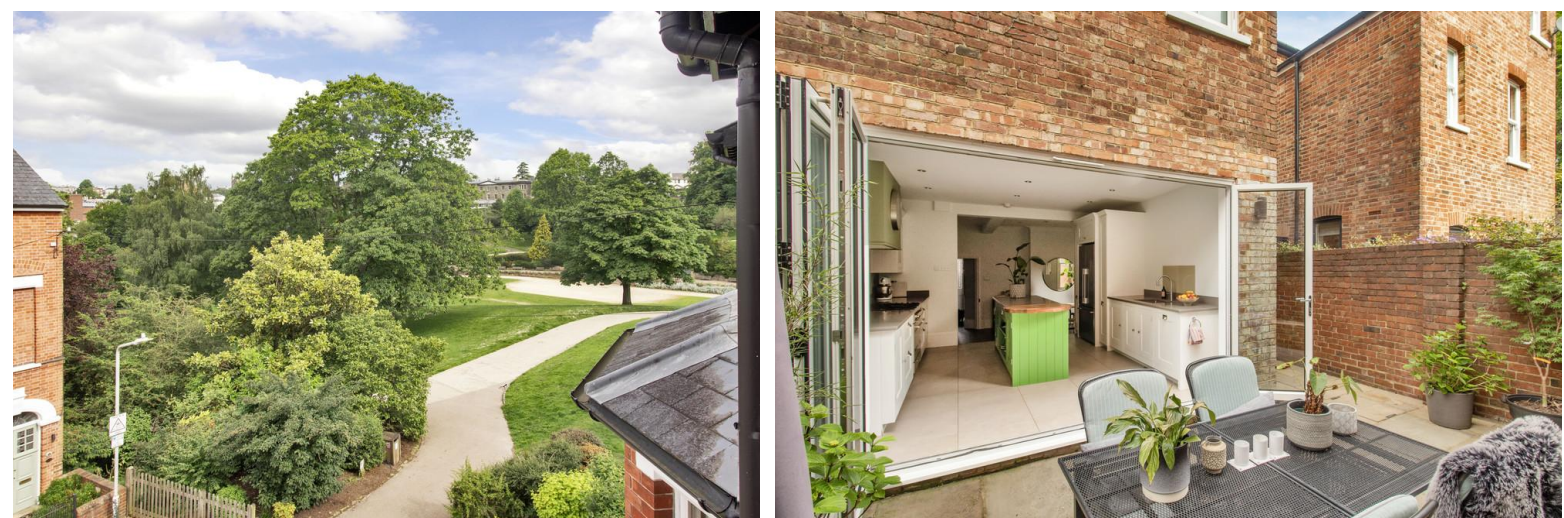
Tunbridge Wells, TN1 1SJ



A well-presented substantial 5-bedroom period town house in an enviable location with beautiful views over Calverley Grounds. The remodelled accommodation incorporates a large kitchen/dining room with bifold doors out to a walled garden, spacious accommodation arranged over 4 floors all within minutes' walk of the central station.

Enclosed Porch, Hall, Sitting Room, Kitchen/Dining Room, Large basement Laundry Room, 5 Bedrooms, 2 Bath/Shower Rooms, Double Glazed Windows, Central Heating including heated floors, Walled Garden, Permit Parking available.

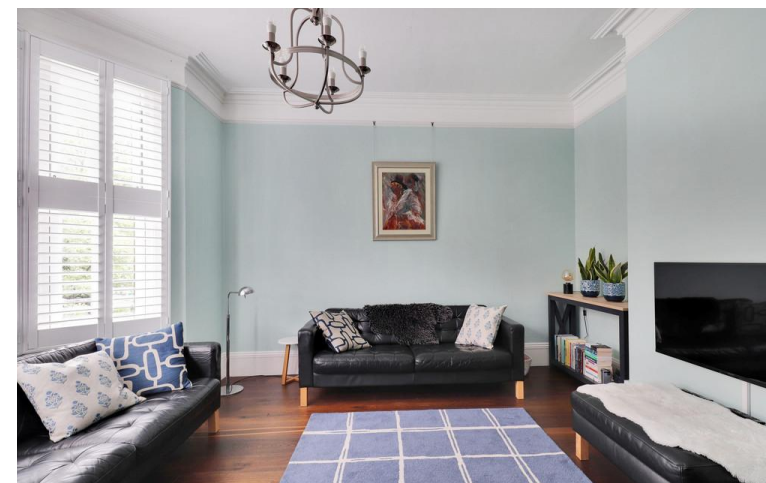
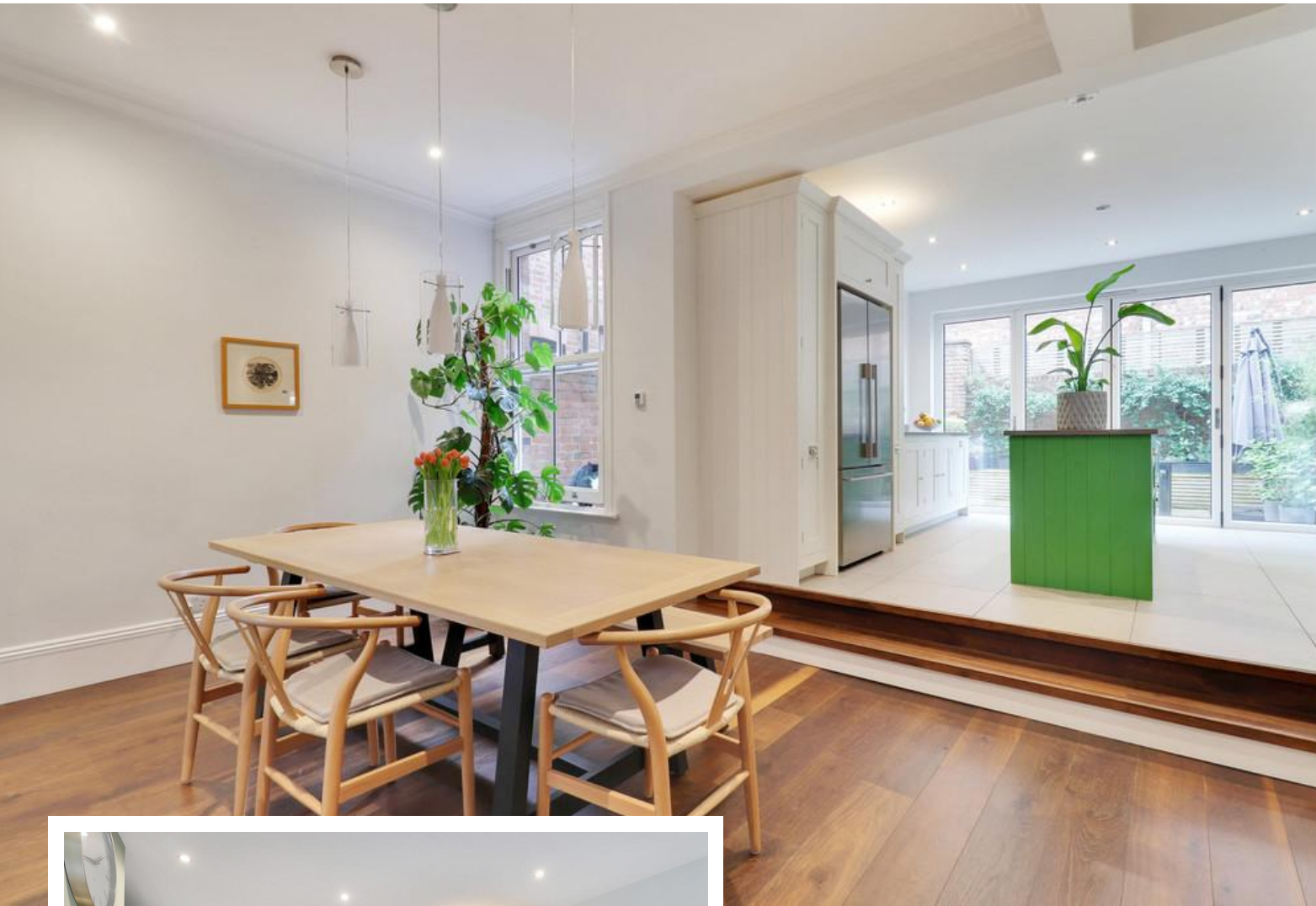
Price £1,195,000 Freehold *No Onward Chain*



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



- ◆The bifold doors encourage outside dining and entertaining in the delightful walled garden.
- ◆The dining area is of sufficient size for both a large table and soft seating.
- ◆Staircase leads down to lower ground floor laundry room with quartz worksurfaces 1½ sink and drainer plumbing for washing machine and space for tumble dryer, excellent space for storage plus an understairs cupboard, inset cupboards designated for gas and electric meters, circuit breaker and valves for the heated flooring.
- ◆Period staircase leads to the first floor with polished handrail and turned balusters and continues to the second floor.
- ◆Bedroom 1 currently a reception room is the full width of the house and features a bay and sash windows with fitted plantation shutters, period features include moulded cornice, picture rail, and substantial marble fireplace with cast iron inset and slate hearth.
- ◆From this room there is an attractive view over Calverley Grounds.
- ◆Bedroom 2, window to the rear and period painted cast iron fireplace surround with tiled insert.
- ◆Generous sized bathroom includes a standalone bath, wall to wall walk in shower with drench and handheld showers, low level WC, chrome towel radiator and a pair of oval washbasins with cupboards beneath, 2 sash windows to the rear and tiled floor.
- ◆Adjacent well-appointed shower room with wash basin on chrome stand separate shower cubicle with drench and handheld showers low level WC, floor, and wall tiles.
- ◆Period staircase continues to the second floor landing.
- ◆Bedroom 3 is at the front of the house and has a superb view over Calverley Grounds and also features a period fireplace.
- ◆Bedroom 4 to the rear of the property also has an attractive outlook.

Outside

- ◆Access via bifold doors from the kitchen/dining room is a delightful sheltered walled garden with raised flowerbeds and benefits from an access gate leading back into Mountfield Gardens.

Location

- ◆Amongst the many features of the property is its outstanding location close to the entrance of Calverley Grounds (<https://www.trip.com/travel-guide/attraction/tunbridge-wells/calverley-grounds-56036152/>) and therefore enjoying views over the park, yet within walking distance to the central station with its regular links to London and the coast.
- ◆Walking distance to Clarendon Primary School and the town with its wide range of shops, cafes, restaurants, and historic Pantiles.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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Property Description

- ◆An exceptionally well-presented period town house enjoying well-proportioned rooms with tall ceilings arranged over 4 floors.
- ◆Thoughtfully modernised in key areas including double glazed sash windows with plantation shutters, heated floors, well-appointed kitchen, and bathrooms.
- ◆Attractive views into Calverley grounds particularly from the principal bay fronted rooms.
- ◆End of cul-de-sac location and within minutes' walk of the central station High Street and historic Pantiles.
- ◆Steps lead up to a raised ground floor, enclosed arched recessed porch with original double opening doors with glazed multipaned panels.
- ◆Inner front door with stained glass panels lead into the hall with heated wooden flooring (which continues into the sitting and dining room).
- ◆The sitting room features a wide bay with double glazed sash windows fitted with plantation shutters, the raised ground floor enhances the views over Calverley grounds.
- ◆The tall ceilings that feature throughout the house are finished with moulded cornices and picture rails.
- ◆The large and spacious kitchen/dining room has full width bifold doors out to a walled garden plus double glazed sash window.
- ◆The kitchen is fitted with extensive quartz worksurfaces which includes a matching island unit.
- ◆The comprehensive range of painted cupboards and drawers, include pull out saucepan drawers, larder cupboards and illuminated wall mounted cabinets.
- ◆Appliances include a Britannia 6-ring double oven, Quooker tap, dishwasher.

