



4D Camden Hill, Tunbridge Wells, Kent TN2 4TJ
Guide Price £1,500,000

Elegantly renovated and thoughtfully redesigned, this exceptional detached property offers refined contemporary living across two spacious levels. Positioned in one of Tunbridge Wells' most coveted residential locations on the edge of Camden Park, the home combines architectural charm with an impressive modern specification.

The ground floor has been arranged to create a superb balance of family living and entertaining space. A generous double-aspect sitting room provides an inviting retreat, while an additional study, offers flexibility for home working or quiet relaxation.

To the rear of the house sits a stunning open-plan kitchen/dining and family room, opening through wide sliding doors onto the terrace and garden. This remarkable space is the heart of the home, featuring bespoke cabinetry, sleek stone worktops and a striking central island designed for both casual dining and sociable cooking. The layout accommodates ample storage and integrated appliances, with direct access to the integral garage and a separate utility room for added convenience.

Upstairs, the principal bedroom enjoys generous proportions and a serene outlook, complemented by a stylish en-suite shower room. Three further bedrooms on this level provide excellent family accommodation, served by a beautifully appointed family bathroom.

To the rear, the south-facing garden is a rare and valuable feature for such a central position. A broad porcelain terrace creates an ideal setting for outdoor dining and entertaining, leading to a newly laid lawn bordered by high-quality fencing for privacy and security.

Location: Camden Hill occupies an exceptional location within easy reach of the town's finest amenities. The mainline station is just 0.4 miles away, offering fast and frequent services to London, while the historic High Street, the Pantiles and Royal Victoria Place provide a superb range of boutiques, restaurants and cultural attractions.

The area is highly regarded for its outstanding educational offering. The property is within close proximity to Claremont Primary School (0.2 miles) and within convenient distance of leading preparatory schools such as The Mead, Rose Hill and Holmewood House. Grammar and private secondary schools, including Mayfield, Tonbridge and Sevenoaks, are also well served.

Council Tax Band: G (Tunbridge Wells Borough Council)

Tenure: Freehold



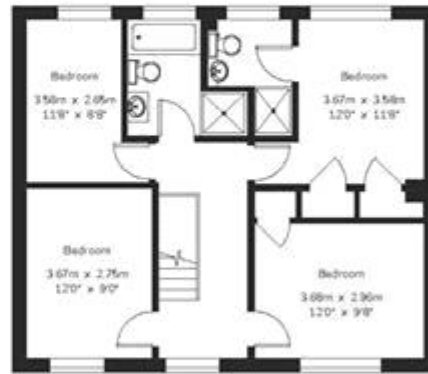
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Gross Internal Area : 188.1 sq.m (2024 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.