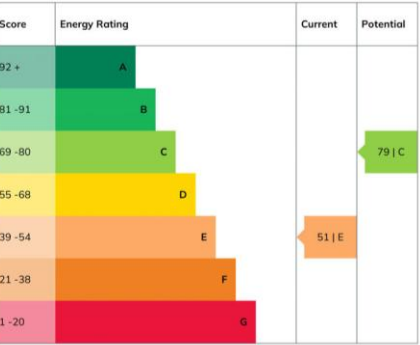


5 Mountfield Gardens

House - Gross Internal Area : 171.8 sq.m (1849 sq.ft.)



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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.



5 Mountfield Gardens

Tunbridge Wells, TN1 1SJ

SUMNER PRIDHAM

A well-presented Victorian town house, sympathetically improved in all the key areas while retaining the beautiful original features of the period. It is located in a popular cul-de-sac between the parks within a short walk of the station and High Street.

Enclosed Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, 4 Bedrooms, Bathroom, Shower Room, separate WC, Gas Fired Central Heating, Garden, Permit Parking available.

Guide price £1,050,000 Freehold





Property Description

- ◆ Well-presented period townhouse with spacious and versatile accommodation arranged over 3 floors.
- ◆ Cul-de-sac location, adjacent to Calverley Grounds and within minutes' walk of the high street and central station.
- ◆ Sympathetically improved by the current owners to include a bespoke kitchen and well-appointed bathroom.
- ◆ Original pair of panelled doors lead into the enclosed porch and feature the original paned insets and fanlight above.
- ◆ Beautiful front door features a stained glass panel and leads into a spacious hall.
- ◆ Wide hall with moulded cornice and arch includes a period staircase with recently fitted runner carpet.
- ◆ Sitting room includes bay window to the front with fitted blinds and bookcase with adjustable shelves in a recess to the right of the fireplace.
- ◆ Dining room features a marble fireplace with cast iron and tiled inset, moulded cornice to the ceiling, and large sash window.
- ◆ Bespoke kitchen fitted by Eridge Green features a comprehensive range of solid wood cupboards, soft closing tongue and groove drawers, matching wall mounted cabinets with under lighting, bespoke deep 'Stone of Destiny' worktops, double ceramic sink sitting beneath sash window to the rear.
- ◆ Appliances include a range cooker, dishwasher, washing machine.
- ◆ Original pantry cupboard provides further storage, plus access down to a small cellar.
- ◆ Recently installed back door.



- ◆ Attractive staircase leads to a first floor landing with mezzanine level to the rear.
- ◆ Eridge Green installed bathroom features a standalone roll top bath, Burlington washbasin, low level WC, air extractor, tall modern radiator, large sash window.
- ◆ Shower room with separate shower cubicle, pedestal washbasin, chrome towel rail, window to the side, floor to ceiling pine doors to an airing cupboard.
- ◆ Adjacent separate WC with window and low level WC.
- ◆ Bedroom 1 at the front of the property features a marble fireplace with cast iron and tiled inset, with fitted cupboard to the side and glazed cabinet, bay window, picture rail, and moulded cornice (this room is currently being used as a first floor reception room).
- ◆ Bedroom 2 with cast iron period fireplace, tiled inset and cupboard to the side.
- ◆ The period staircase continues to the second floor landing via a mezzanine landing and access to a storeroom with Velux skylights, power points, and access to eaves storage.
- ◆ Bedroom 3 is fitted with wall to wall wardrobe cupboards, 2 sash windows to the front, period cast iron fireplace with tiled inset and further cupboard.
- ◆ Bedroom 4 has attractive roof top views and period cast iron fireplace, fitted cupboard, further wardrobe cupboard with shelving.

Outside

- ◆ The property benefits from a delightful courtyard garden, brick paved with matching low brick planters featuring a mature Camellia, Roses, Honeysuckle and Fuchsia.
- ◆ The garden affords a high degree of privacy and enjoys a west facing sunny aspect.

Location

- ◆ Envious and sought after location on a no through road close to the entrance to Calverley Grounds which is a historic park with lawns, ornamental gardens, children's playground, tennis courts, basketball court and two cafes.
- ◆ Few minutes' walk to the Grove another attractive park with children's play area.
- ◆ Short walk through Calverley Grounds to the Mainline station.

Practicalities

- ◆ Tunbridge Wells Council Tax Band F.
- ◆ Permit parking available zone A.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

