



# 4 Cumberland Walk

Tunbridge Wells, Kent, TN1 1UJ

Batcheller  
Monkhouse

Our Corner of England



# 4 Cumberland Walk

An opportunity to acquire a fabulous period townhouse situated in the heart of Tunbridge Wells just a short distance from Chapel Place and the Pantiles. The house has a lovely garden and the added advantage of its own garage.

## Ground Floor

- Entrance Hall
- Sitting Room
- Drawing Room
- Bedroom 4
- Shower Room
- Study Area
- Rear Hallway

## Lower Ground Floor

- Kitchen/Breakfast Room
- Utility Room
- Shower and Cloakroom

## First Floor

- Master Bedroom with En Suite Wet Room
- Two Double Bedrooms
- Family Bathroom

## Outside

- Garage
- Landscaped Garden, Patio and Terrace



## DESCRIPTION

4 Cumberland Walk is a semi detached Victorian townhouse situated in the heart of Tunbridge Wells. The house is well presented throughout with flexible living and sleeping arrangements over three floors comprising of four bedrooms, an open plan kitchen/breakfast room and a double reception room.

The main features of the property include:

- **Entrance hall** with staircase to the first floor.
- **Drawing room** and **sitting room** is a large double reception room with two definitive areas and a bay window overlooking the garden and terrace.
- **Kitchen/breakfast room** on the lower ground floor has a bay window with double doors opening onto the garden and paved terrace. The kitchen area is separated from the breakfast area by an island with drawers and cupboards beneath. The kitchen has a run of Quartz work surfaces, wall mounted and low level cupboards and drawers. There is a fitted gas cooker and double oven and inset sink.
- On the lower ground floor there is a **cloakroom** and **utility room** and under floor heating.
- **Ground floor bedroom** accessed from the inner hall which has ample storage cupboards. Also off the inner hallway is a **shower room** and **study** and **rear hallway** with door out onto Chapel Place.
- **Main bedroom suite** on the first floor with bay window with views over the garden and terrace. There is an **en suite wet room** with WC and separate shower area.
- **Two further double bedrooms** and **family bathroom** with stand alone bath and separate shower cubicle.

## OUTSIDE

The house has a large garden for such a central location to the side and rear of the house. The landscaped garden is mainly laid to lawn with terrace and patio areas.

The house has access onto Chapel Place to the rear and onto Cumberland Walk from the front of the house and has the added advantage of its own private garage with potential for a further parking space.









## AMENITIES

**Local:** The property is located on the favoured south side of town a stones throw from Chapel Place and a short walk to the Pantiles and the High Street. Tunbridge Wells Tennis Club and the Nevill Cricket Ground are within easy reach with the mainline station just 0.3 miles away.

**Towns:** Tonbridge (8.6 miles), Sevenoaks (15 miles)

**Transport:** Tunbridge Wells Station (0.3 miles).

**Schools:** There are a number of well regarded schools in the area including Claremont Primary School, The Mead, Rosehill and Holmewood House preparatory schools and boys and girls grammar schools.

**Leisure:** A variety of leisure and shopping facilities including the Trinity Theatre and Assembly Halls theatre, cafes, pubs, restaurants and independent and national retailers in the High Street and at the Royal Victoria Place shopping centre.

## DIRECTIONS

The property is within walking distance of the Batcheller Monkhouse office in Tunbridge Wells so we would suggest that you meet us at the office.

**What3Words:** ///gone.museum.hosts

## Additional Information

**Local Authority:** Tunbridge Wells 01892 526121 [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Services (not checked or tested):** All mains services connected

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number TT16762

**EPC:** EPC rating D

**Council Tax Band:** F

GUIDE PRICE £1,350,000

## Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)







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Batcheller Monkhouse gives notice that:

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2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

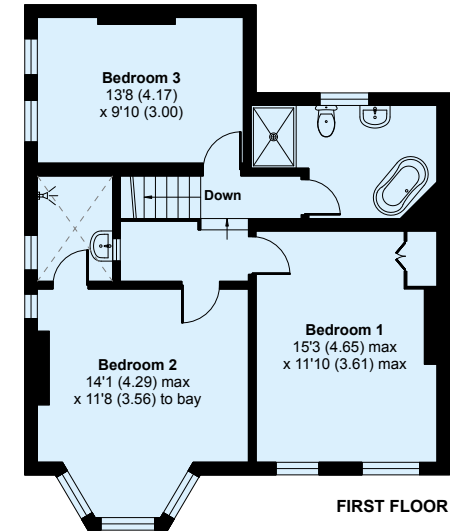
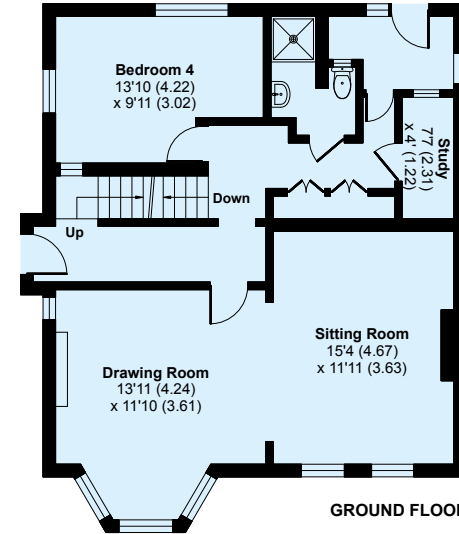
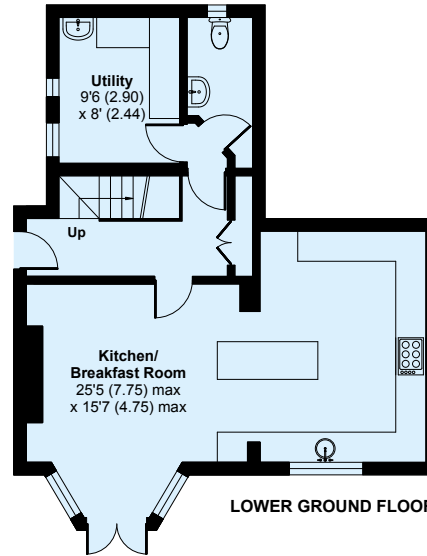
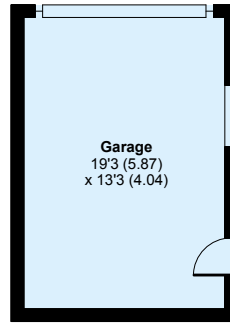
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

[batchellermonkhouse.com](http://batchellermonkhouse.com)

# Cumberland Walk, Tunbridge Wells, Kent, TN1 1UJ

Approximate Area = 2156 sq ft / 200.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2023. Produced for Batcheller Monkhouse. REF: 1061168

