

THE MODERN HOUSE



*Tunbridge Wells, Kent
Sold*

Culverden Park

Cleverly designed to enhance its position on the edge of a private woodland is this wonderful five-bedroom house in Tunbridge Wells, Kent. Externally, the house was constructed in the 1930s and reflects the local vernacular of the surrounding houses, with two-storey protruding bay sections on each side of the entrance. The owner worked with Focus Design Architecture to create simple and considered spaces where swathes of glazing frame an ever-changing backdrop of leafy views. A voluminous split-level living space opens onto an expansive terrace overlooking a beautifully landscaped garden, with plant design by Lowick Design and Gardening. The home is within a 10-minute walk of the town centre, yet has easy access to the beautiful countryside of the High Weald AONB.

The Tour

The house is set back from the leafy road behind a paved parking area enclosed by a low parapet wall. The façade is characterised by striking grey aluminium windows, cedar panelling on the upper storeys, and a rendered wall on the ground floor.

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The front door opens onto a hallway, set between a utility room with a separate WC and a dual-aspect study. Engineered floorboards with underfloor heating flow from here into the bright, split-level living space—the plan fans with a kitchen and dining area on either side. Skylights and wide alcoves in the dividing wall allow light to flow around the plan. In the dining space, a door opens to a useful boot room providing access to the raised terrace, which wraps around the lower living space.

Centred steps lead down into a voluminous living room below. At the back of the plan, floor-to-ceiling glazing dominates the rear elevation, a panoramic vista of mature woodland defining the space. A floating wood burner creates a distinct focal point.

The kitchen is configured in an L-shape behind a quartz-topped island, featuring a white tiled splashback and turquoise cabinetry with exposed ply edging. A Rangemaster oven and induction hob are integrated. A glazed door opens to the side return leading onto the terrace, bound by a black wrought-iron balustrade. A hatch to the kitchen floor leads down to a storage cellar, currently in use as a wine store and larder.

Stairs ascend to the first floor, with two double bedrooms, two single bedrooms and a sizeable family bathroom with a large bathtub, walk-in shower and underfloor heating. The double bedrooms take advantage of their raised position, overlooking the green roof covering the rear extension, the garden and the woodland beyond. The main bedroom, en suite with underfloor heating, and has large built-in wardrobes. On the top floor, the loft has been converted into an additional dual-aspect bedroom. A window to the rear has beautiful views over the tree canopies.

Outdoor Space

Large sliding doors open onto a wide set of steps, the rear extension cantilevered above to create shelter. The decked terrace is southwest facing and flows outward in a U-shape from here, offering panoramic views of the surrounding woodland. At the back of the plan, an area ideal for alfresco dining overlooks the garden below, care of glass fencing. Adjacent to this is a built-in barbeque with an outdoor kitchen.

On the opposite side, a hot tub has been levelled seamlessly and is enclosed by a rendered parapet wall with trestle panelling. A centred staircase leads down into a landscaped garden below, opening onto a paved area punctuated by curved garden beds awash with mature shrubbery. Occupying the rear are both raised and level beds, as well as a storage shed and a timber path that leads into Great Culverden Park, a nine-acre woodland which can only be accessed by private residents of the streets backing onto this expansive wooded area.

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The Area

Royal Tunbridge Wells is one of the most popular towns in the South East, thanks to its historic architecture, ample green spaces, outstanding schools and excellent links to London. Favourite local cafes and restaurants include Momentum, The Black Dog, Thackeray's and Bocca Social, and the many delights of the Pantiles, an impressive Georgian colonnade of shops. The Forum is a lively local music venue which attracts a wide variety of bands.

Originally rising to prominence as a spa town Royal Tunbridge Wells is filled with grand Georgian and Victorian architecture interspersed with well-loved local parks. The house is a few minutes' walk from Dunorlan Park. Featuring a boating lake, café and children's play area, the landscaped 78-acre grounds host various seasonal events such as Pub in the Park.

The wonderful Kentish countryside and historic houses are a short drive away, including the atmospheric Scotney Castle and Bayham Abbey. Bedgebury National Pinetum and Forest is reachable in 25 minutes and is a significant conservation area, home to the world's largest number of conifer trees. Here you can find lakes and ponds teeming with wildlife and various walking trails through Dallimore Valley that feature spectacular hillside views. Further west is Bewl Water, the largest reservoir in the South-East, which sits within 800 acres of parkland.

There are many highly regarded state and private schools in the Tunbridge Wells and Tonbridge area, including The Skinners School and Tunbridge Wells Grammar School for Girls. The nearest primary school to the house is St James CE, OFSTED-rated "Outstanding".

Trains run from Tunbridge Wells and High Brooms into London Charing Cross in under an hour. The M25, Ashford station (for the Channel Tunnel) and Gatwick Airport are all within easy driving distance.

Council Tax Band: F

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.