

Stables Cottage

Calverley Road, Tunbridge Wells, TN1 2ND



Prime
BY KINGS ESTATES



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AWARD WINNING BUILD - WINNER OF THE ROYAL TUNBRIDGE WELLS CIVIC SOCIETY AWARD 2025. Nestled in the heart of Tunbridge Wells next to the prestigious Calverley Park, Stables Cottage is a rare fusion of timeless elegance and prime town living. This distinguished six-bedroom home features four bath/shower rooms and offers excellent annexe potential. Its prime town-centre location places it within walking distance of renowned schools, boutique shopping, fine dining, and first-class sports facilities. The mainline station, with direct connections to London Bridge in just 41 minutes, ensures effortless commuting. A truly unique opportunity to enjoy space, charm, and convenience in one of Tunbridge Wells' most sought-after settings.

- Prime Location next to Calverley Park, Tunbridge Wells
- 6 Bedrooms offering ample space for family living
- 4 Bath/Shower Rooms for modern convenience
- Annexe Potential for separate living or guest accommodation
- Option to purchase additional garden land as shown in red on the site plan
- Period Charm combined with contemporary finishes
- Walkable Distance to Tunbridge Wells town centre
- Proximity to Top Schools, shops, and sporting facilities
- Mainline Train Station with direct connections to London Bridge in 41 minutes
- A rare opportunity to secure a home in a prime location

Energy Performance Rating: B



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THE PROPERTY

Approximate Gross Internal Area: 3056 Sq Ft / 283.9 Sq M

Tucked away in a prime central location next to the prestigious Calverley Park, Stables Cottage presents a rare opportunity to secure a substantial family home in one of Tunbridge Wells' most desirable addresses. Offering a harmonious blend of period character and refined modern touches, this unique home is set within private grounds providing a secluded retreat just a short stroll from the town centre.

The entrance hall sets the tone with warmth and welcome, leading to an elegant sitting room and a versatile study, both with underfloor heating and views of the mature surroundings. The flexible ground floor layout also includes a bedroom or family room and a well-appointed bathroom, ideal for multi-generational living or annexe potential.

At the heart of the home lies the impressive kitchen/dining/family room—a bright and beautifully designed space with a triple aspect outlook, smart appliances and seamless access to the rear terrace, perfect for relaxed everyday living and entertaining alike. The adjoining formal dining or family room continues the theme of light and space, offering a double aspect and further doors onto the garden terrace.

The first floor hosts six spacious bedrooms with high ceilings and elegant sash-style windows, including two en-suite rooms and a luxurious family bathroom. Thoughtfully designed with comfort in mind, the bathrooms feature quality fittings, tiled finishes and underfloor heating.

Outside, the gardens are a particular feature. Thoughtfully landscaped with mature planting, generous lawns and sun-drenched terraces, they provide a private and peaceful escape rarely found so close to town. Gated parking (electric gates have been ordered and will be installed soon), parking and access to an integral garage further add to the appeal.

With renowned schools, independent shops, welcoming cafés, and theatres all within walking distance, and the station offering fast links to London in under 45 minutes, Stables Cottage combines space, style and a superb setting for family life.

THE LOCATION

Stables Cottage enjoys a truly exceptional setting on Calverley Road, right beside the historic and picturesque Calverley Park in the heart of Royal Tunbridge Wells. This prime central location offers the rare blend of tranquil surroundings and total convenience, just moments from the town's vibrant High Street, The Pantiles, and a wide selection of independent shops, cafés, bars and restaurants.

Within easy walking distance are a number of highly regarded schools, including grammar and independent options, as well as excellent sporting and leisure facilities. The Assembly Hall Theatre and Trinity Theatre are also nearby, offering a rich calendar of cultural events and performances throughout the year.

For commuters, Tunbridge Wells mainline station is just a short walk away, providing regular and direct services to London Bridge in around 41 minutes. Road links are also excellent, with the A21 connecting to the M25 and national motorway network.

Combining leafy parkland views, town-centre access and first-class amenities, this location is one of Tunbridge Wells' most sought-after addresses—ideal for families and professionals seeking both lifestyle and convenience.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - TBC - Tunbridge Wells Borough Council

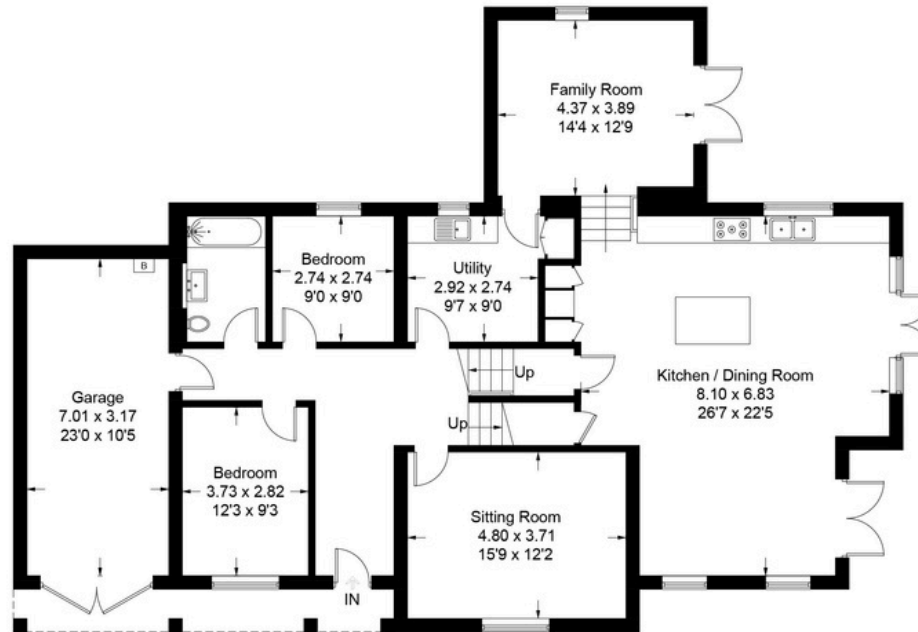
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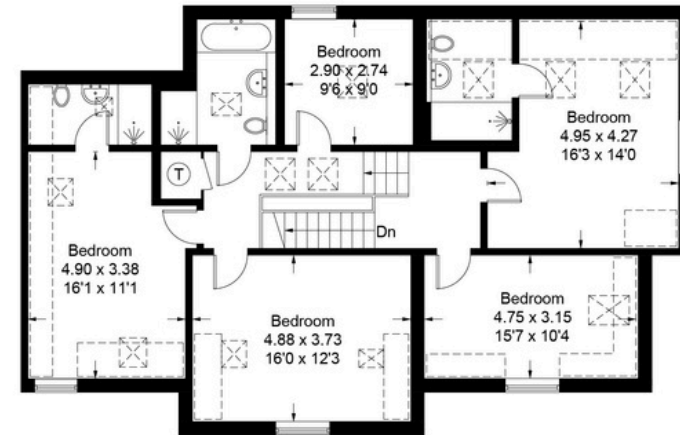


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 283.9 sq m / 3056 sq ft
(Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1233385)

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