

THE MODERN HOUSE



*Tunbridge Wells, Kent
£550,000 Freehold*

Ashdown Close

This sympathetically renovated four-bedroom mid-century modern townhouse occupies a secluded position on Ashdown Close in Tunbridge Wells, Kent. The subject of an exacting redesign in recent years, the original bones of the house have been sensitively responded to by the current owners with the addition of reclaimed parquet flooring and plywood accents throughout. An immaculately landscaped stepped garden lies at the rear, purposefully configured to take advantage of the best of the sun throughout the day. Tunbridge Wells Station is only a 15-minute walk away and runs regular services into Central London.

The Tour

Ashdown Close comprises 10 modern townhouses, characterised by their shiplap cladding, scale-like façades and generous glazing. The house is part of a terrace, with parking space for two cars at the front. Unfolding across three principal floors, the house's cleverly configured split levels add a palpable sense of space, light and volume to the internal plan.

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The entrance is on the ground floor, where the front door opens onto a central corridor leading to a double bedroom, previously converted from the garage, as well as a separate WC and an integrated storage cupboard. The open-plan living, kitchen and dining spaces occupy the entirety of the first floor, illuminated by double-height glazing that opens onto the garden at the rear. The U-shape kitchen is defined by sleek white cabinetry topped with contrasting Corian worksurfaces and includes Siemens appliances and a drawer fridge. The living area is another level up from the kitchen and has views out over mature trees through large, single-pane windows.

Cleverly concealed storage in the form of understated minimalist cabinetry runs throughout the home.

Three well-proportioned bedrooms with wide ribbon windows sit on the top floor, each with an excellent storage provision in the form of bespoke wardrobes or cabinetry. A family bathroom on this floor, predominantly executed in neutral white tiles, has a step-in shower, a bathtub and chrome fixtures.

Outdoor space

The kitchen seamlessly opens onto a generous paved patio, cleverly levelled to ensure a sense of flow between indoors and out. A Corten steel staircase leads to a raised seating area at the rear, enclosed by glass balustrades and mature bushes, creating a peaceful vantage point to enjoy the sun throughout the day.

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 cafés and restaurants include Momentum, St Kilda, The Ivy, 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 that attracts various 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. Dunorlan Park is an eight-minute drive away and is home to a boating lake, café and children's play area, the landscaped 78-acre grounds play host to 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 15 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.

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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 Bishops Down. Also nearby is St James CE, rated "Outstanding" by Ofsted.

Trains run from Tunbridge Wells (a 12-minute walk away) and High Brooms into London Charing Cross in under an hour. The M25 and Gatwick Airport are both within easy driving distance.

Council Tax Band: C



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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”.