



5 Forest Gate House  
Broadwater Down | Tunbridge Wells | Sussex | TN2 5TF





# Step inside

## 5 Forest Gate House

Built in 2022 Forest Gate House is a fascinating and award-winning development of nine luxurious apartments adjacent to the delightful 152-acre Hargate Forest and only a couple of minutes' drive from the famous Pantiles in Tunbridge Wells. It is approached along a conservation area in the tree-lined Broadwater Down, which leads to a vast block-paved frontage providing private off-road parking. It is at this stage that you can begin to appreciate the stunning appearance of the building with its cantilevered design, cedar cladding and curved mellow brickwork exterior.

This luxury apartment is on the first floor and accessed via the glazed entrance with an automatic door entry system. This opens into a spacious light and airy communal hall with a lift and stairs to the upper floors and features large windows looking out onto the forest as well as stunning statement drop-pendant lampshades. The apartment front door opens into a corridor with underfloor heating that flows throughout the apartment and has a useful store cupboard. There is access to two well-proportioned double bedrooms and a spacious angled bathroom with porcelain floor and wall tiles, a bath, separate walk-in shower, vanity basin, anti-steam mirror and ample built in storage facilities.

However, the 'star of the show' is the nearly 30 ft kitchen/dining/living room with hardwood herringbone flooring, floor to ceiling windows and French doors to the delightful, covered balcony where you can sit and enjoy wonderful, landscaped views. The superb bespoke kitchen/breakfast area includes a large breakfast bar and glossy white flat fronted units with quartz worktops housing a Bosch hob, oven, fridge freezer and dishwasher, while still leaving plenty of space for a dining table and chairs.

There is also a sizable, fitted utility room with dual laundry facilities and built-in storage cupboards, BT/data and TV points in the living room and bedrooms as well as a dedicated parking space with an electric car charging point plus additional free parking on the road. All residents have a share of the freehold.





# Seller Insight

“ We wanted an apartment that had something special, that wasn't a generic apartment block, and this certainly met all our criteria. We loved the luxury feel of the building, its individuality and unusual design that was recognised by the industry as it won the What House Best Apartment Scheme in 2022 and the Tunbridge Wells Civic Society Award the same year. It's been very thoughtfully designed to be in-keeping with the natural woodland surroundings and features luxury finishes and design elements, like high ceilings and floor to ceiling windows, that beautifully merge comfort, style and practicality.

We also loved the fact that it was a small development of just nine apartments, built into the hillside, surrounded by trees, landscaped gardens and an incredible woodland, yet still just a stones' throw from all the amenities we could want. We chose our first-floor apartment for its superb position and layout, especially the incredible open plan kitchen/ living area, with ample light, a lovely balcony, high ceilings and a huge four-seater quartz bar top. The utility room has also proved to be a very useful and practical space to have.

There are gorgeous walks in the adjacent woods, and we are just minutes from the centre of Tunbridge Wells. Indeed, we have the best of both worlds - a peaceful country style environment with access to everything the town has to offer as well as within easy reach of London. Also, Broadwater Down is a very exclusive area as it was originally owned by the Abergavenny Estate and the fourth Earl decided to develop it to cater for the up-and-coming wealthy middle classes wanting to live in a fashionable town.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants. While the rest of the town includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. While trains from the station can be in London Bridge in under 45 minutes.

With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Claremont Primary has also been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school.\*

\* These comments are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent







**Travel**

By Road	
Tunbridge Wells station	1.3 miles
Tonbridge	6.6 miles
Sevenoaks	12.8 miles
Dover Docks	57.4 miles
Channel Tunnel	45.2 miles
Gatwick Airport	24.5 miles
Charing Cross	46.0 miles

**By Train from Tunbridge Wells**

London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

**Leisure Clubs & Facilities**

Tunbridge Wells Sports Centre  
Tunbridge Wells Borderers Cricket Club  
Tunbridge Wells Rugby Club  
Tunbridge Wells Croquet Club  
Tunbridge Wells Tennis Club  
Bayham Football Club  
Neville Golf Club

**Healthcare**

Lonsdale Medical Centre  
Wells Medical Centre  
Kingswood Surgery  
Grosvenor and St James  
Tunbridge Wells Hospital

**Education**

Primary Schools  
Broadwater Down Primary  
Claremount Primary  
forest Park Nursery  
St James' C of E Primary  
St Peter's C of E Primary  
Hildenborough Primary  
Somerhill (independent)  
Hilden Grange Preparatory

**Secondary Schools**

The Skinners' School  
Tunbridge Wells Girls Grammar  
Tunbridge Wells Boys Grammar  
Hill View School for Girls  
The Judd School (Voluntary aided)  
Tonbridge Grammar School for Girls  
Tonbridge School (Independent)

01892 530329  
01892 546422  
01892 511833  
01892 544777  
01622 729000

01892 527588  
01892 531395  
01892 512313  
01892 523006  
01892 525727  
01732 833394  
01732 352124  
01732 351169

01892 520732  
01892 520902  
01892 529551  
01732 352793  
01732 770880  
01732 770880  
01732 365555

**Entertainment**

Odeon Cinema complex  
Trinity Theatre  
Assembly Theatre  
Rocca Restaurant and Cocktail bar  
Thackerays  
The Ivy

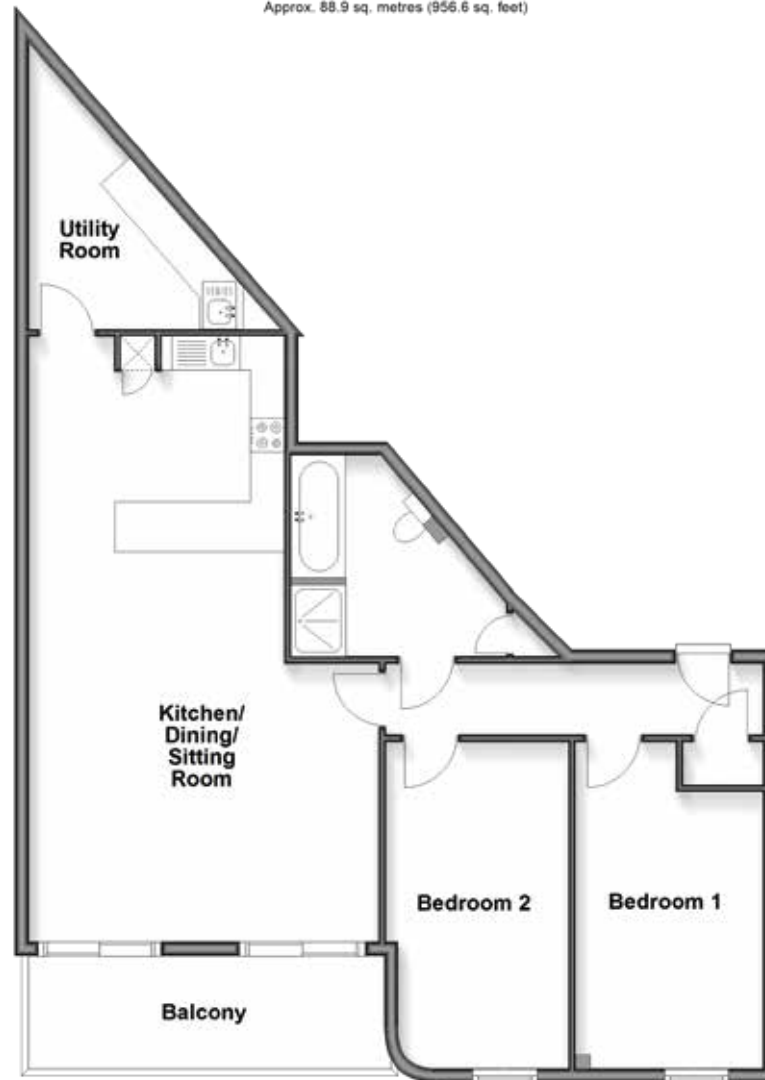
**Local Attractions / Landmarks**

Tonbridge Castle  
Hever Castle  
Chartwell  
Penshurst Place  
Knole House  
Hall Place Leigh  
Penshurst Place  
Knole House  
Hall Place Leigh



### First Floor

Approx. 88.9 sq. metres (956.6 sq. feet)



### GROUND FLOOR

Communal Entrance  
Passenger lift to First Floor

### FIRST FLOOR LANDING

Private Entrance  
Hallway  
Kitchen/Dining/Sitting Room 29'2 (8.90m) x 16'10 (5.13m) narrowing to 12'0 (3.66m)  
Utility Room 1 4'7 x 11'10 (4.45m x 3.61m)  
Bedroom 1 15'9 x 9'0 (4.80m x 2.75m)  
Bedroom 2 15'9 (4.80m) x 8'6 (2.59m) narrowing to 8'0 (2.44m)  
Bathroom 10'4 x 9'8 (3.15m x 2.95m)  
Coats Cupboard

### OUTSIDE

Allocated off road parking

Council Tax Band: D  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fine & Country  
Tel: +44 (0)1892 570267  
tunbridgewells@fineandcountry.com  
20 High Street, Tunbridge Wells, Kent TN1 1UX

