

# Kentish Gardens

Tunbridge Wells



A beautifully presented town house,  
situated within a private gated  
development just off the popular tree  
lined Broadwater Down.

Tunbridge Wells Station 1.4 miles (London from 42 minutes), Pantiles 1 mile, High Street 1.2 miles  
(All times and distances are approximate).

  
4/5

  
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Summary of accommodation

The House

- Lower Ground Floor: Kitchen/dining room with decked area | Utility room
- Ground Floor: Sitting room with balcony | Study/bedroom | Cloakroom
- First Floor: Guest bedroom with en suite shower room | Two further bedrooms | Family bathroom
- Second Floor: Principal suite with shower room | Dressing room and balcony



Situation

(Distances and times are approximate)

Kentish Gardens is situated on the South side of Tunbridge Wells, approximately 300 metres from the open countryside of Hargate Forest, and offers a vast array of supermarkets, speciality shopping and leisure facilities as well as popular schooling options.



## The Property

This substantial property offers luxurious and flexible accommodation arranged over four storeys.

The ground floor comprises an entrance hall with cloakroom, study and good-sized sitting room with a balcony accessed by bi-folding doors overlooking the wood.

The lower ground floor consists of a 40 ft kitchen/dining/family space, also with bi-folding doors opening onto a pleasant, decked area to enjoy fabulous views of the woodland. A utility room off the kitchen gives access onto a front courtyard. The kitchen is fully fitted with all branded appliances.

The first floor is home to the guest bedroom with en suite shower room to the rear with a Juliet window overlooking the woodland with views beyond. A spacious modern family bathroom serves two further bedrooms on this level.

The principal suite is located on the top floor with a fabulous en suite shower room, dual sinks and a walk-in dressing room. A large balcony offers stunning roof top views towards Tunbridge Wells Town Centre, Langton Green and the Sevenoaks Ridge beyond.



## Gardens and Grounds

There are sizable balconies on the ground and second floors, and a decked area and courtyard at lower ground level.

The property benefits from a car port and allocated parking bay as well as part ownership of approximately 1.7 acres of estate grounds and woodland.

## Property Information

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage.  
Gas-fired central heating.

**Local Authority:** Tunbridge Wells Borough Council

**Council Tax:** Band G

**Service Charge:** Circa £2,200 per annum which varies slightly year on year.

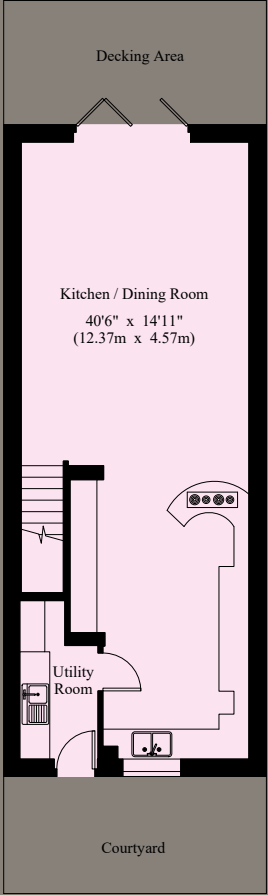
**EPC:** B

**Directions:** Proceed south away from Tunbridge Wells on the A267 (Frant Road). Just after the pedestrian crossing, turn right onto Broadwater Down. Continue for approximately 0.5 of a mile and turn right into Kentish Gardens.

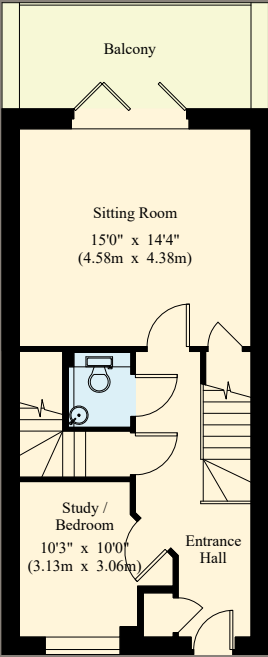
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
187.2 sq.m / 2015 sq.ft

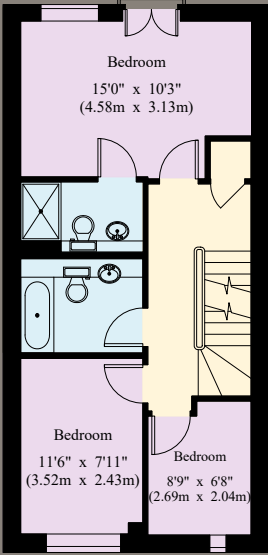
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



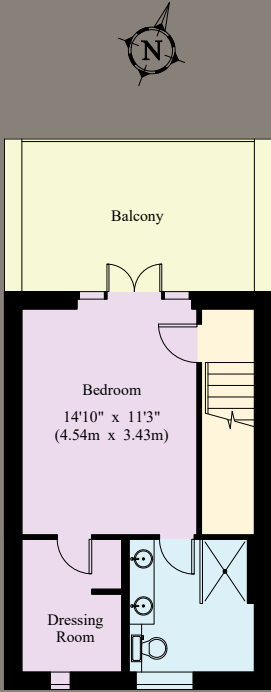
Lower Ground Floor



Ground Floor



First Floor



Second Floor

**Knight Frank**  
47 High Street  
Tunbridge Wells  
TN1 1XL  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Ross Davies**  
01892 772947  
[ross.davies@knightfrank.com](mailto:ross.davies@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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