

King Charles Square

Tunbridge Wells





A beautifully presented town house arranged over three storeys and situated within prestigious Royal Wells Park.

Tunbridge Wells Station 0.8 of a mile (London Bridge from 42 minutes), Royal Victoria Place Shopping 0.5 of a mile, High Street 0.8 of a mile, Pantiles 1.1 miles (Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/dining room | Cloakroom | Integral garage

First Floor: Sitting room with terrace | Principal bedroom with dressing area, en suite bathroom and terrace

Second Floor: Guest bedroom with en suite shower room | Two further bedrooms | Family bathroom

Situation

(Distances and times are approximate)



The property is in an ideal location for access to the town centre with the mainline station and numerous boutiques, art galleries, cafes and restaurants in the historic High Street and Pantiles.



The area is renowned for an excellent choice of schools including nearby The Wells Free School (Primary), Rose Hill and Holmewood House preparatory schools and grammars for boys and girls.



The Property

The house offers immaculately presented accommodation arranged over three storeys.

A welcoming entrance hall leads through to an impressive, open-plan kitchen/dining room at the rear of the house. The

kitchen itself features a range of contemporary wall and base units with stunning solid worksurfaces and space for a number of appliances. There is plenty of room for a table and living area, with bi-fold doors opening out into the courtyard garden – creating a wonderful living and entertaining space.

Also to note on ground level is a cloakroom and access to the integral garage.

Stairs lead up to the first floor where the formal sitting room is situated at the front of the house, featuring a vast terrace spanning the width of the house and accessed by two sets of French doors. The principal suite is located on this level, with a further terrace, dressing area and luxuriously appointed en suite bathroom with separate shower.

There are three further bedrooms on the second floor (one en suite) and a stylish family bathroom.



Gardens & Grounds

A private driveway leading to the integral garage provides ample off-street parking.

The secluded courtyard garden is a true highlight, facing south-west, and beautifully maintained by the current owners with well-stocked borders and mature trees for privacy.

Property Information

Tenure: Freehold

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

Local Authority: Tunbridge Wells Borough Council

Council Tax: F

EPC: B

Agent's Note: Quarterly service charge for communal grounds, latest bill was £183.78. NHBC Warranty in place until October 2029.

Directions (TN4 8FA): Proceed away from Tunbridge Wells on the A26 with The Common on your left. Just after the road merges with Mount Ephraim, turn left onto King Charles Square where number 5 will be found on the left hand side.

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

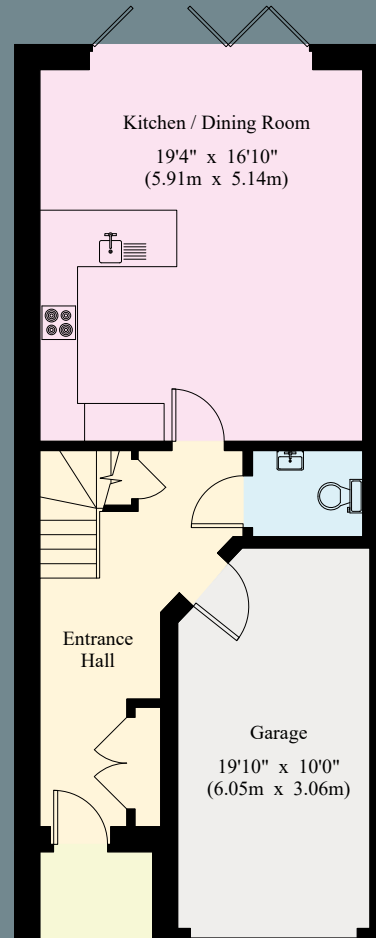
Approximate Gross Internal Floor Area
173.1 sq.m / 1863 sq.ft

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.

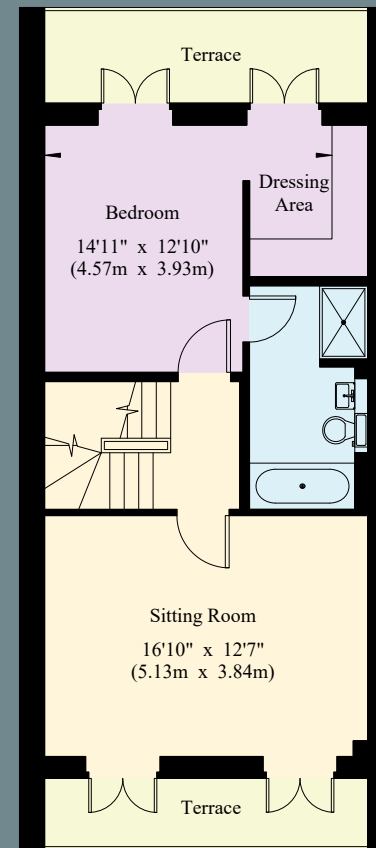
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I would be delighted to tell you more

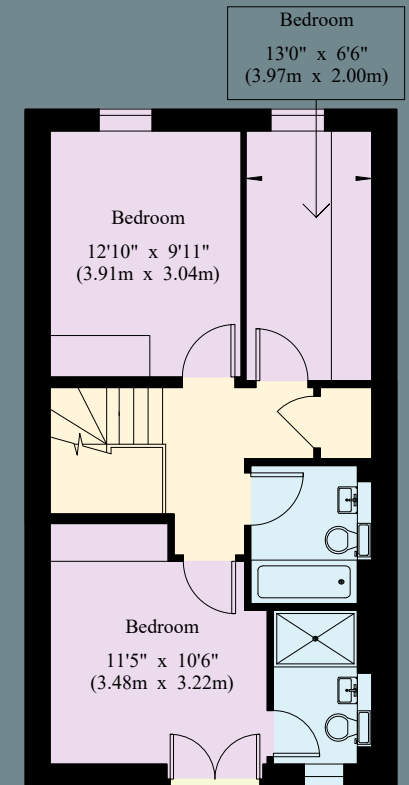
Ross Davies
01892 772947
ross.davies@knightfrank.com



Ground Floor



First Floor



Second Floor



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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