







## Property Description

Nestled within the exclusive Hollyfields development by the renowned Berkeley Group, this beautifully appointed four/five bedroom detached townhouse offers an exceptional blend of contemporary elegance and family-friendly living—just moments from the highly acclaimed St. Peter's Primary School.

Set across three thoughtfully designed floors, the home exudes warmth, flexibility, and style. From the moment you step inside, you're welcomed by a bright entrance hall with useful storage and a cloakroom, leading into a stunning open-plan kitchen, dining, and living space—the true heart of the home. Bathed in natural light and opening directly onto a generous, recently landscaped garden, this space is perfect for both relaxed family life and sophisticated entertaining.

Upstairs, the first floor offers a tranquil lounge (or optional fifth bedroom) with a private balcony enjoying far-reaching views, alongside two well-proportioned bedrooms and a stylish family bathroom. The top floor is home to the luxurious principal suite, complete with built-in wardrobes and a sleek en-suite shower room, as well as a further spacious double bedroom—ideal for guests or growing families.

The property benefits from gas central heating, double glazing, and solar panels, ensuring comfort and efficiency throughout the seasons.

To the front, a private driveway provides ample off-road parking and access to the attached garage. Gated side access leads to the beautifully landscaped rear garden.

## Ground Floor

### Entrance Hall

### Downstairs Cloakroom

### Utility Cupboard

### Lounge/Dining Room

18' 1" Max x 17' Max ( 5.51m Max x 5.18m Max )

### Kitchen

18' 10" Into Bay x 9' 5" Max ( 5.74m Into Bay x 2.87m Max )

## First Floor

### Landing

### Bedroom Two

14' 1" Max x 9' 10" Max ( 4.29m Max x 3.00m Max )

### En-Suite

### Bedroom Four

17' 1" Max x 10' 9" Max ( 5.21m Max x 3.28m Max )

### Bedroom Five

9' 11" Max x 7' Max ( 3.02m Max x 2.13m Max )

### Bathroom

## Second Floor

## Bedroom One

15' 4" Max x 17' Max ( 4.67m Max x 5.18m Max )

## En-Suite

## Bedroom Three

16' 11" Max x 9' 11" Max ( 5.16m Max x 3.02m Max )

## Outside

## Driveway

## Rear Garden

## Additional Upgrades

- Kitchen With An Array Of Bosch Appliances (Five Ring Induction Hob & Fan Oven)
- Water Softener
- Fully Landscaped Rear Garden

## Location

Situated in the heart of the picturesque Hawkenbury enclave, Duncalf Road enjoys a privileged position just southeast of the vibrant Tunbridge Wells town centre. This enchanting neighbourhood exudes a delightful village charm, where tree-lined avenues and community spirit meet modern convenience. Residents are treated to a tapestry of local treasures—from the welcoming bowls club and scenic recreation ground to artisan shops, a traditional butcher, and a beloved local restaurant that draws visitors from near and far.

The development itself is a haven of tranquillity, embraced by lush green spaces, serene ponds, and thoughtfully designed play areas that invite leisurely strolls and joyful afternoons. For those commuting to London, an exclusive shuttle service to Tunbridge Wells station (just 1.4 miles away) offers seamless connectivity, making Hockbury Crescent not only a place to live—but a place to truly belong.















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EPC Rating: B    Council Tax  
 Band: G

Tenure: Freehold

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