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BarnesKingsnorth



Herald Gardens, Tunbridge Wells, Kent, TN2 3FQ

£795,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



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THE PROPERTY

A stunning, fully renovated and extended family home offering generous living spaces and beautifully finished accommodation throughout. You are welcomed into a bright hallway with bespoke built-in storage for coats and shoes, along with a handy seating bench—perfect for keeping everyday items neatly tucked away and maintaining a clean, organised entrance. At the heart of the home is the luxury bespoke kitchen, complete with ornate custom mouldings and high-end appliances, including a built-in Miele oven and coffee machine, a large four-ring induction hob with pop-up extractor on the centre island, a white ceramic butler sink, and an integrated fridge-freezer. Extensive cabinetry and marble worktops provide both style and practicality. To the front, the spacious sitting room features a large square bay window and ample space for a family suite. Bespoke joinery continues here with a unique TV alcove framed as a striking focal point, alongside a generous fitted corner cupboard for additional storage. The rear extension off the kitchen forms a bright and airy dining room thanks to the double aspect bi-fold doors, enjoying garden views and offering plenty of space for a large family table—an ideal setting for both everyday meals and entertaining. On the first floor, you'll find three well-proportioned bedrooms. A large double with fitted wardrobes and access to an en-suite shower room. A second generous double, also with extensive fitted storage and a further sizeable single bedroom, with fitted wardrobes, comfortably accommodating a bed and desk. The family bathroom is finished to a high standard, featuring statement tiling, a shower over bath, WC, and sink. The second floor hosts the impressive master suite, enjoying far-reaching rear views through double Juliet balcony doors. With statement herringbone wooden flooring, eaves storage, and a luxurious en-suite bathroom—complete with a freestanding feature bath with gold fittings, WC, and sink—this is the perfect retreat for a peaceful evening soak.

OUTSIDE

The property is approached via an elegant block-paved driveway, providing secure off-road parking for two to three vehicles. Mature, manicured hedging to the front boundary creates a wonderful sense of privacy and seclusion from the outset. To the side, a stylish sheltered car port offers all-weather protection and convenient covered access through to the rear garden—enhancing both practicality and appeal. The rear garden has been meticulously landscaped to create a series of elegant outdoor living spaces, perfect for both relaxation and entertaining. To the side, a premium composite-decked terrace forms a wonderfully private seating area—an ideal spot for summer barbecues or evening drinks, enhanced by its sheltered, intimate positioning. From here, gentle steps lead down to a secondary alfresco lounge beneath a striking metal pergola with a retractable roof, allowing for year-round enjoyment and effortless adaptation to sun or shade. The remainder of the garden has been thoughtfully designed with versatility in mind, featuring a neatly maintained lawn and a soft bark-chip zone—perfect for a trampoline, play equipment, or creating a dedicated children's play area without compromising the garden's refined aesthetic.

THE LOCAL AREA

The property is set in the popular Knights Wood development on the North East edge of the town, overlooking woodland to the front. Conveniently placed for access to the A21, for links to the M25, as well as the shops and entertainment of the retail park, there is also a convenience store and the well-regarded Skinnlers' Kent Primary School. A shuttle bus for resident commuters runs from the development to Tonbridge Station on weekdays and we understand the property is also on the route for the Centaur Commuter Coach service. There are supermarkets, clothing retailers, a bowling centre, cinema complex, eateries, gym complex and a wide selection of shops and businesses all close by. Tunbridge Wells town centre and Tonbridge are approximately 3.3 and 4.4 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells offers a range of events throughout the year including live music, farmers markets, park runs and festivals and there is a wide choice of recreational activities in the town with tennis, squash, golf, rugby and football clubs, sports and leisure centre and theatres. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour with High Brooms being the closest approximately 2.1 miles away.

ROUTE TO VIEW From our office in Pembury, turn right and proceed along the High Street to the traffic lights and continue across, passing Notcutts Garden Centre and the Tunbridge Wells Hospital. At the roundabout, proceed straight over and again at the second roundabout. At the third roundabout, turn left towards the cinema and bowling complex and follow the road around to the right. Follow this road in to Knights Wood, continuing to the junction, where you will turn right onto Herald Close. The property will be found on the right hand side.

AGENTS NOTES: The current owners have three approved planning applications on the property which can be found on the Tunbridge Wells Planning Portal: 23/00122/FULL, 23/03309/FULL and 25/02470/FULL

In accordance with Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: B

Council Tax Band: E



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Approximate total area⁽¹⁾

1379 ft²

128.1 m²

Reduced headroom

25 ft²

2.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ref: P1030/52022120/V1/LE



AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.