



5 Willow Lodge
Warberry Park Gardens | Tunbridge Wells | Kent | TN4 8GJ

 FINE & COUNTRY





Step inside

5 Willow Lodge

Built around the beginning of this century the luxurious Willow Lodge gated development sits in about 3.5 acres of gorgeous grounds on the outskirts of Tunbridge Wells about a mile from the high street, the Pantiles and the station. It is partially hidden behind high hedging and surrounded by swathes of beautiful lawns, shrub beds and impressive mature trees with a crisscross of footpaths providing access to the charming lake. The property includes this fabulous and interestingly shaped penthouse with stunning views that is ideal for anyone looking for luxury and space in a tranquil and secure environment.

The development is approached via a winding driveway flanked by close board fencing and shrub borders. This leads to the under-croft garage where the penthouse has two and a half, allocated carpark spaces and an EV charger. A lift takes you up to the top floor providing access to the very spacious penthouse. The front door opens into a hallway with a bank of storage cupboards, access to the attic, a shower room and a very useful study/snug/third bedroom.

A corridor leads to a cloakroom and additional storage as well as to the rest of the sumptuous accommodation. This includes the simply stunning 42ft light and bright sitting room/dining room with French doors to the decked balcony that spans much of the rear of the apartment. There is also impressive bespoke Neville Johnson carpentry surrounding a charming fireplace with a gas fire as a focal point on a cold winter's evening. While friends and family will enjoy sitting down to a meal in the slightly separate dining area relishing the views over the gorgeous gardens and the lake.

The kitchen/breakfast room will gladden the heart of anyone who enjoys catering. It includes upmarket shaker style units with granite worktops housing a range of Neff and Miele appliances as well as a breakfast bar. There is also plenty of space for a table and chairs for informal get togethers adjacent to French doors that open onto a second decked terrace overlooking the front garden.

There is also a double bedroom with a wall of fitted wardrobes and a beautifully tiled ensuite shower, as well as the sumptuous dual aspect principal suite with French doors to the rear balcony. It incorporates an attractive dressing room with a mirrored wall, built in drawers, a dressing table and fitted cupboards plus a luxurious bathroom with a corner bath, separate shower and a pair of curved vanity basins.

While the front balcony is ideal for sitting over a cup of coffee in the morning watching the world go by, the expansive rear balcony includes a large awning and is beautifully designed for outdoor entertaining and enjoying the views over the communal grounds to the picturesque lake.

There is a secure door entry system, plenty of visitor parking and all the residents have a share of the freehold.



Seller Insight

“ This has been a wonderful home in beautiful surroundings. It is very secure and tranquil and includes a pleasant community atmosphere. There are lovely places to go for walks around the grounds or, if you want to go further afield, there is always Mount Ephraim.

It is not far to the station, where trains to London take under an hour, as well as to the Pantiles and the town centre. The Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs are easily accessible and there is also the indoor sports and tennis centre and a swimming pool. While the A21/M25 is not far for motorists wanting to go to Tonbridge, Sevenoaks or London.

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.

With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. 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 the personal views of the current owner and 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	1.1 miles
Tonbridge	5.2 miles
Sevenoaks	11.5 miles
Dover Docks	56.1 miles
Channel Tunnel	44.0 miles
Gatwick Airport	23.9 miles
Charing Cross	45.1 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	01892 530329
Wells Medical Centre	01892 546422
Kingswood Surgery	01892 511833
Grosvenor and St James	01892 544777
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Forest Park Nursery	01892 512313
Bishops Down Primary School	
The Wells Free School	
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools

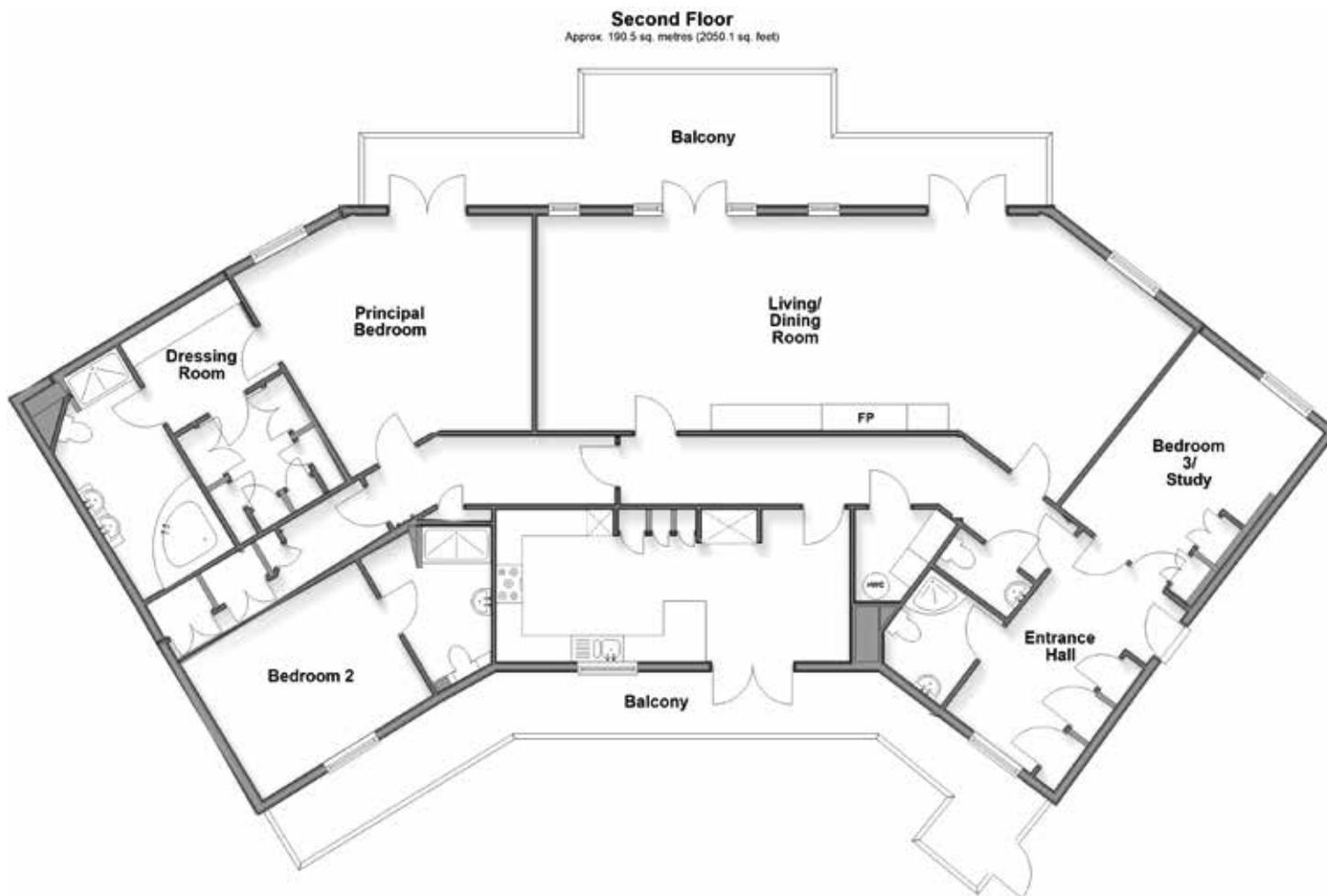
The Skinners' School.	
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge Grammar School for Girls	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

- Odeon Cinema complex
- Trinity Theatre
- Assembly Hall Theatre
- 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



GROUND FLOOR

Communal Entrance
Stairs to 2nd floor

SECOND FLOOR

Private entrance to hallway
Sitting / dining room 42'0 x 13'4 (12.81m x 4.07m)
Terrace
Kitchen / Breakfast Room 20'8 x 9'9 (6.30m x 2.97m)
Balcony
Bedroom 1 20'2 x 13'4 (6.15m x 4.07m)
Dressing Room
En-suite Bathroom
Bedroom 2 13'2 x 13'1 (4.02m x 3.99m)
En-suite Shower room
Bedroom 3 / Study 13'4 x 10'2 (4.07m x 3.10m)
Shower room
Cloak room

UNDERCROFT

Undercroft Parking x 2.5

OUTSIDE

Communal gardens & grounds

Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 27.02.2026



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



MIX
Paper | Supporting
responsible forestry
FSC® C113442

