



## THE COACH HOUSE

1 Nevill Park, Tunbridge Wells



## A BEAUTIFULLY PRESENTED COACH HOUSE

Finished to the very highest of standards with delightful grounds and ample private parking. Situated on private and most sought-after Nevill Park, just under a mile from the mainline station and all the town centre has to offer.

   EPC  
4      2      3      D

Local Authority: Tunbridge Wells Borough Council

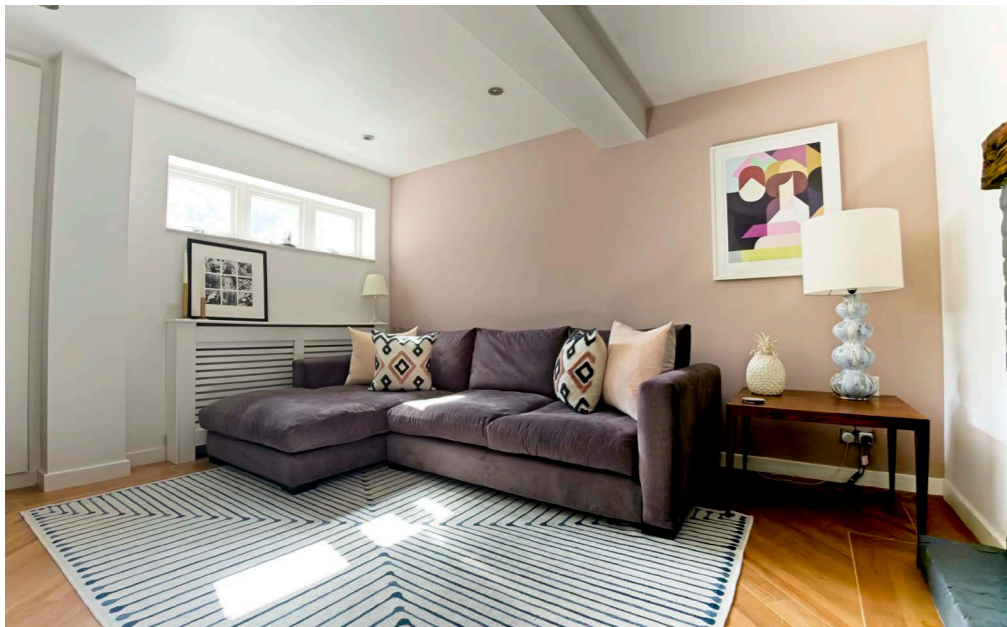
Council Tax Band: F    Tenure: Freehold

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

Agent's Note: Initially shared driveway with neighbouring Ayot House and Marian House, leading to private driveway.

Service Charge: Approximately £500 per annum payable for the upkeep of Nevill Park.

Postcode: TN4 8NW    [what3words.com/array.panther.continued](https://www.what3words.com/array.panther.continued)



## SITUATION

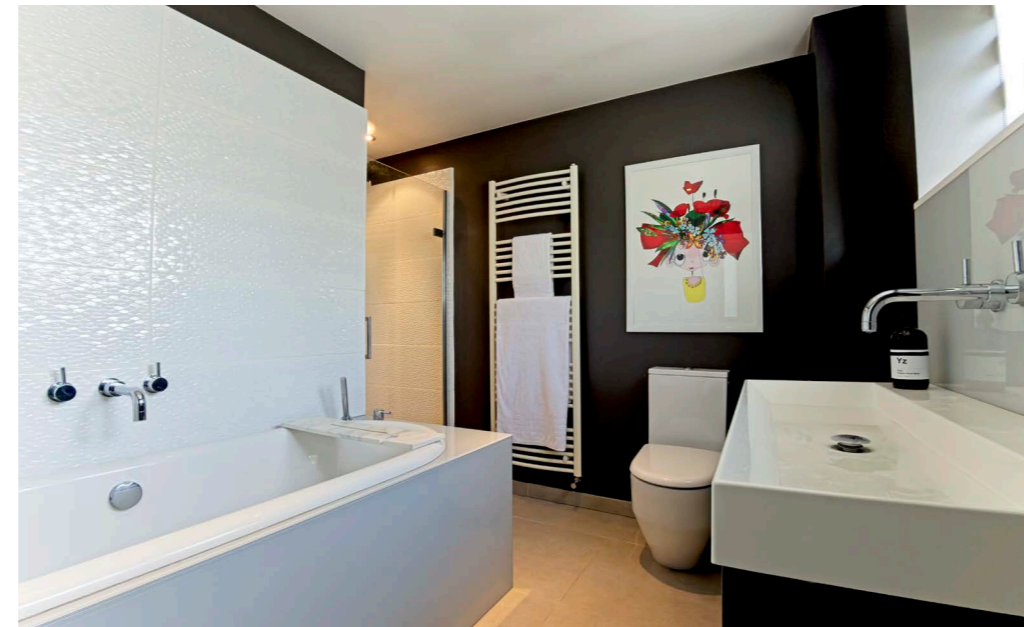
The property is situated in private Nevill Park, one of Tunbridge Wells' most sought-after addresses. The mainline station is just 0.9 of a mile from the house with services to London Bridge from 42 minutes. For motorists, the A21 is 3.5 miles away providing access to the M25 London orbital.

The historic High Street and Pantiles, with its famous colonnades, are both approximately one mile away, offering a variety of independent cafes, restaurants and boutiques.

Tunbridge Wells is renowned for an excellent choice of schools including Rose Hill, The Mead and Holmewood House preparatories. There are a number of grammar schools nearby with private senior schools at Tonbridge, Sevenoaks and Mayfield.







## THE COACH HOUSE

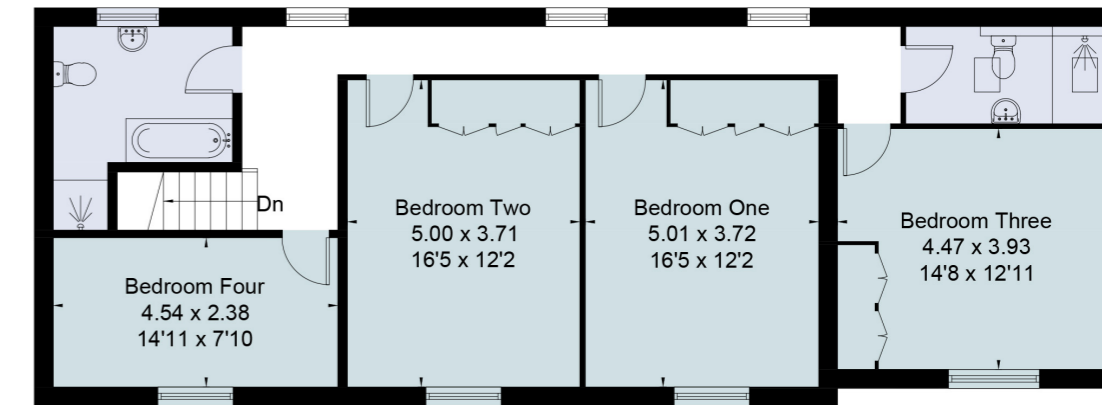
The open-plan kitchen/dining room is truly impressive, with two sets of double doors leading directly out to the garden – creating a wonderful living and entertaining space. The kitchen itself features a range of contemporary units with a striking central island and stunning solid worksurfaces. There are three reception rooms, currently configured as a generous sitting room, family room and snug. Also to note on the ground floor is a useful study, separate utility room and downstairs cloakroom. There are four good-sized bedrooms on the first floor, served by a luxurious family bathroom and separate shower room.

The garden has been lovingly cared for with an expanse of lawn, established trees and well-stocked borders. An attractive terrace provides the perfect backdrop for alfresco dining. The house is approached by an initially shared driveway (see Agent's Note) leading to a private, gated driveway with ample room for parking.

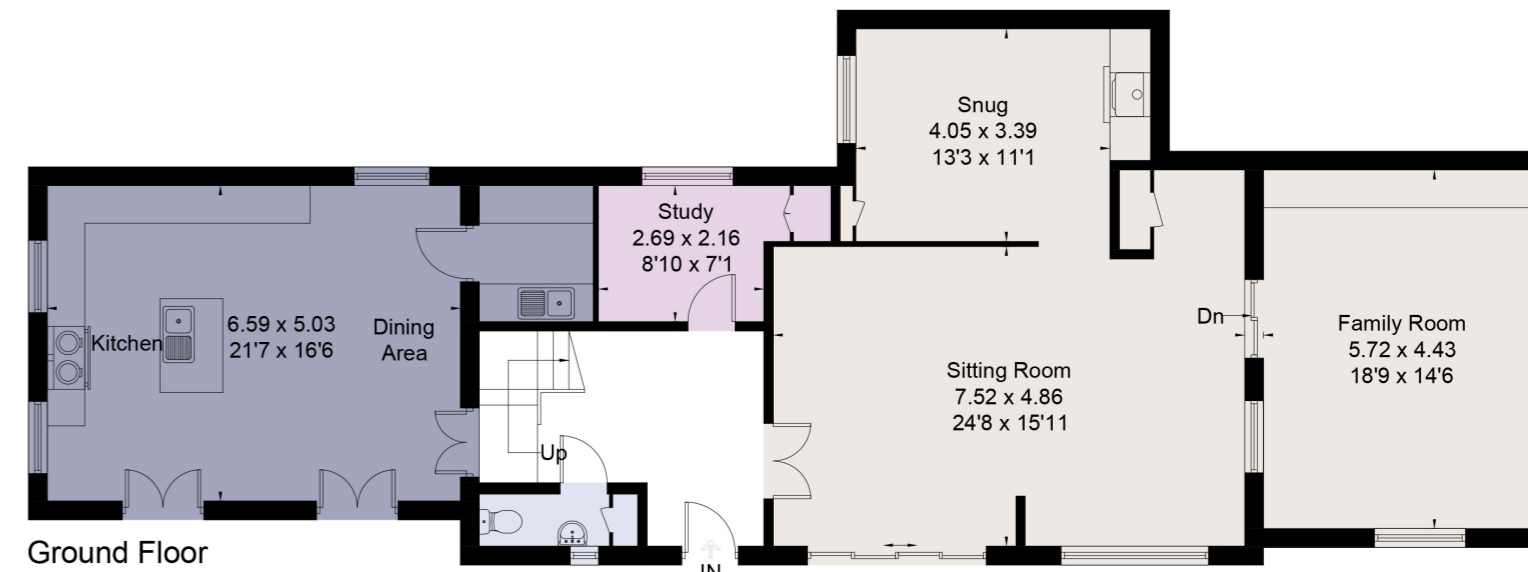




Approximate Floor Area = 240.8 sq m / 2592 sq ft



First Floor



Ground Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 321821

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Ross Davies**  
01892 515035  
ross.davies@knightfrank.com

**Knight Frank**  
47 High Street, Tunbridge Wells  
Kent, TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated February and June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.