



6 HUNGERSHALL PARK

Tunbridge Wells, Kent



AN EXCEPTIONAL SIX BEDROOM FAMILY HOME IN THE HEART OF THE HIGHLY SOUGHT-AFTER HUNGERSHALL PARK, TUNBRIDGE WELLS

Summary of accommodation

Ground Floor: Entrance lobby | Reception hall | Drawing room | Family room | Kitchen/breakfast room | Utility room | Three WCs
Inner Hall | Study | Cinema | Dining room | Garage | Balcony

First Floor: Principal bedroom with en suite bathroom | Four further bedrooms with en suites
Annexe with sitting room, kitchen, bedroom and bathroom

Lower Ground Floor: Gym | Swimming pool | Sauna | Shower room | Plant room | Utility room

Outbuildings: Four car ports

Distances: Tunbridge Wells 0.5 miles, Sevenoaks 11 miles, M25 J5 14 miles, Gatwick Airport 22 miles
Central London 30 miles, Heathrow Airport 57 miles
(All distances are approximate)



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6 Hungershall Park is an exceptional six-bedroom detached family home extending to approximately 8,626 sqft, thoughtfully arranged over multiple floors to provide an excellent balance of formal entertaining areas and relaxed family living.

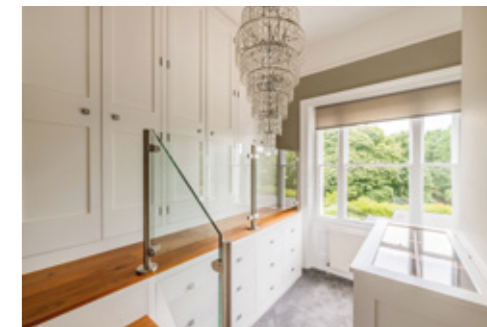
The ground floor is particularly well designed for both everyday living and entertaining, centred around an impressive reception hall that leads seamlessly into the principal reception rooms. The drawing room and dining area are all generously proportioned, offering elegant spaces for formal occasions, while the cinema room and family room provide more informal areas suited to modern family life.





At the heart of the home lies a substantial bespoke kitchen and breakfast area, which serves as the centre of the home, supported by a utility room and side access in and out of the house. Off the inner hall, a study offers a quiet area for working from home. Accessed via the family room or cinema, you can gain direct access through to the integral garage. Two separate downstairs cloakrooms complete this floor.





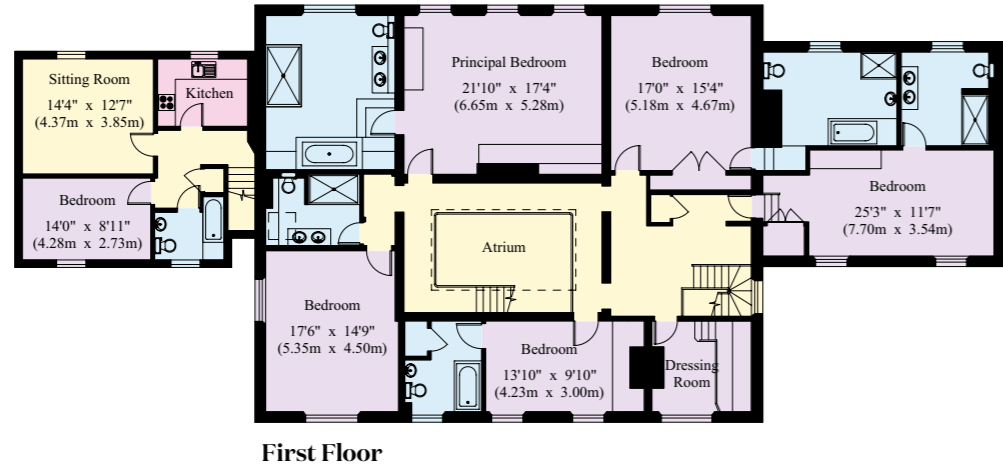
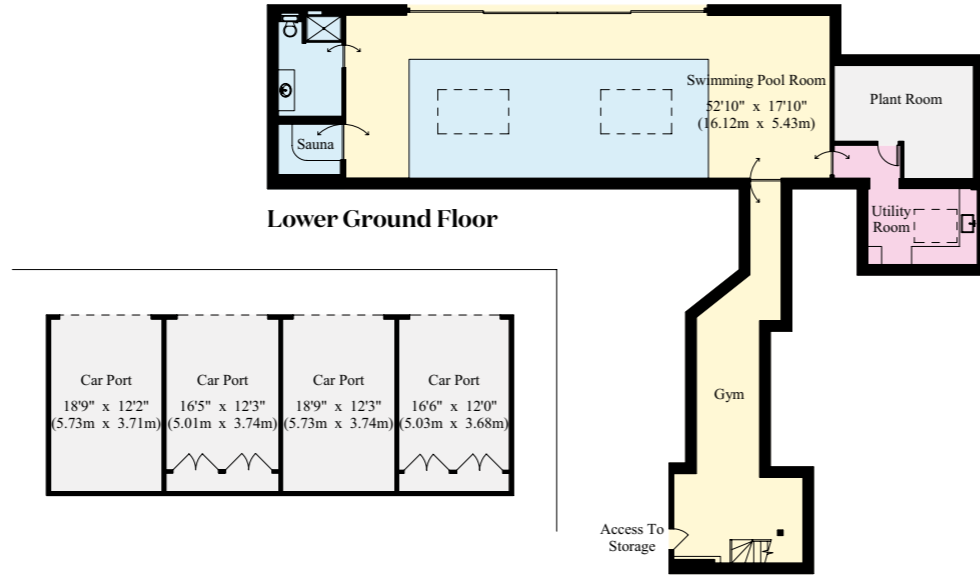
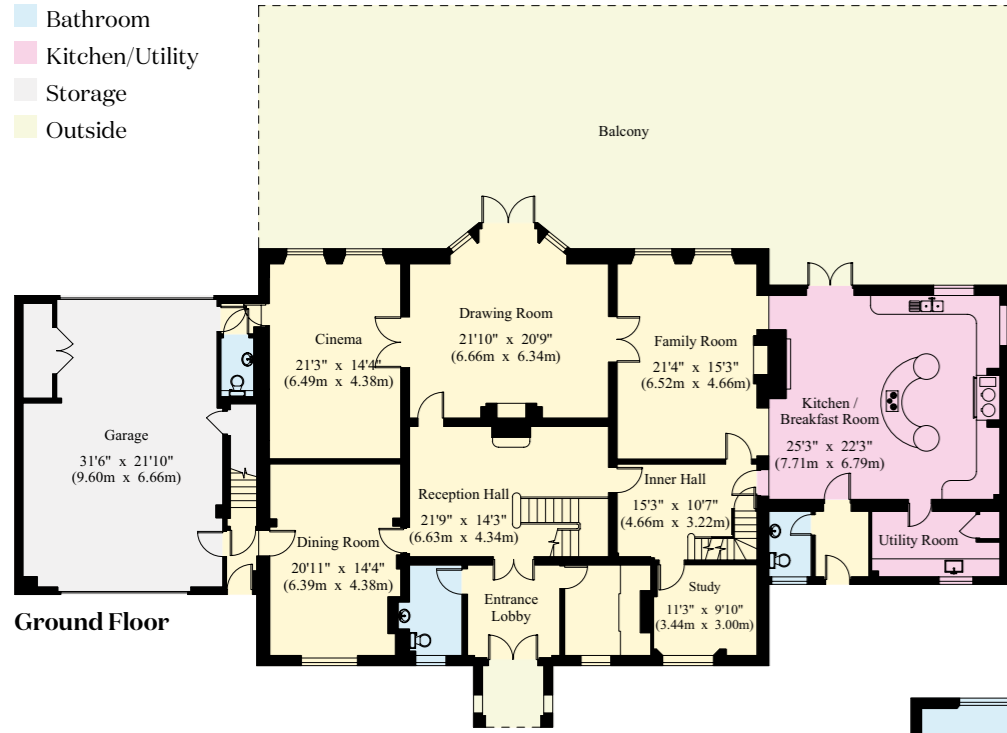
Upstairs, the first floor provides comprehensive bedroom accommodation, designed to maximise space, light, height and privacy. The principal bedroom suite is particularly impressive, benefiting from generous proportions alongside a spacious en suite bathroom. Four further bedrooms, all well-sized and benefiting from their own en suites, offer versatile accommodation for family members or guests. A central atrium introduces a striking architectural feature, drawing natural light down into the central staircase and reception hall.

The lower ground floor is dedicated to leisure and lifestyle. A large swimming pool complex forms the centrepiece of this level, accompanied by steam & sauna room, space for a gym, downstairs kitchen and shower room. Bifold doors lead directly out the lower terrace and garden. Please note the basement level has been decommissioned and is in need of modernisation throughout.

Complementing the main house is a self-contained apartment, which offers excellent flexibility for guest accommodation, staff, or independent living.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 House: 801.4 sq.m (8626 sq.ft.) (Including Garage)
 Apartment: 52.0 sq.m (559 sq.ft.)

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.



GARDENS & GROUNDS

The property is approached via private gates, opening onto an elegant in-and-out driveway that provides a generous parking, complemented by a detached four-bay garage. To the rear, the house enjoys private landscaped gardens, thoughtfully arranged to create a tranquil and secluded setting. A stunning sun terrace stretches the full width of the house, seamlessly accessed from the principal ground floor reception rooms and provides an ideal vantage point to enjoy views across the whole garden. The lower patio area offers another excellent seating and entertaining area which leads into the indoor swimming pool. The garden currently benefits from an elegant water feature, adding a calming focal point, alongside mature trees and hedging creating more privacy.

LOCATION

The property occupies an excellent location within the highly sought-after Hungershall Park. The park, with its superbly appointed villas, offers close proximity to the town centre of Royal Tunbridge Wells, hosting a wide array of shops, boutiques, brasseries and restaurants. For those wishing to commute to London by train, the property is within walking distance of the mainline station with trains running to London Charing Cross in approximately 40 minutes. There is easy access to a number of major road routes, including the A21, which links with the M25 motorway network, and the international airports of Gatwick and Heathrow.

Tunbridge Wells is renowned for the quality of its schooling, both in the private and state sectors. Tunbridge Wells is home to the nationally recognised Holmewood House Preparatory School. Within easy driving distance are also some other notable private schools, including Tonbridge School, Sevenoaks School and Benenden. There are also a number of highly regarded Grammar Schools in the catchment area.

Sporting and recreational interests in the area are well served with golf at Nizels, Lamberhurst and Hever Castle. Horse racing at Lingfield Park, cricket and tennis at Nevill Cricket Ground and Tennis Club. Sailing and fishing are also available nearby; sailing at Bewl Water and Bough Beech Reservoir and fishing at Chipstead Lakes.

There is an abundance of country walks, cycling and riding to be had in the surrounding countryside. The South Downs and Kent & Sussex Coasts are also in close proximity.



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