



PRIME
BY KINGS ESTATES



7 Elsanta Close

Tunbridge Wells, Tunbridge Wells, TN2 3YR

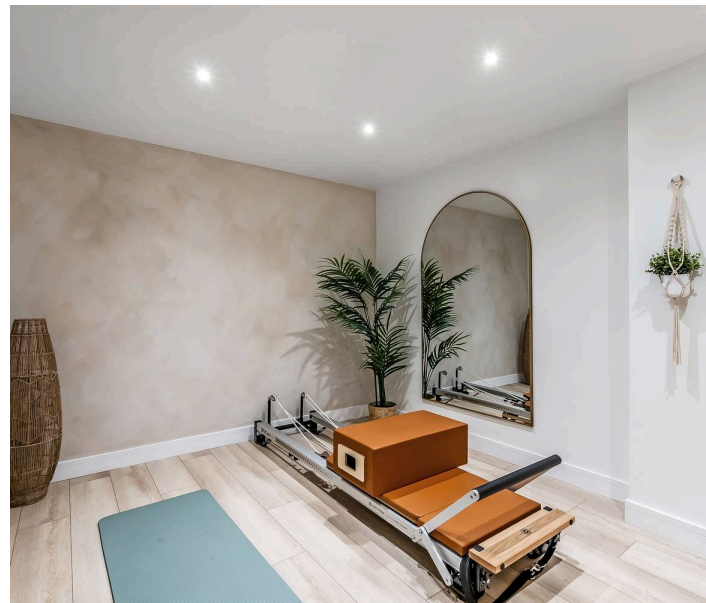
Kings Estates are pleased to present this exceptional four-bedroom semi-detached townhouse, offering beautifully arranged accommodation across three floors and positioned within a sought-after setting on Knights Park. Built by Dandara and enjoying a quieter position towards the edge of the development, this stylish home benefits from open outlooks and a real sense of privacy, all offered to the market with no onward chain. Thoughtfully designed with flexibility in mind, the layout creates a natural flow between living and bedroom spaces, ideal for modern family life.

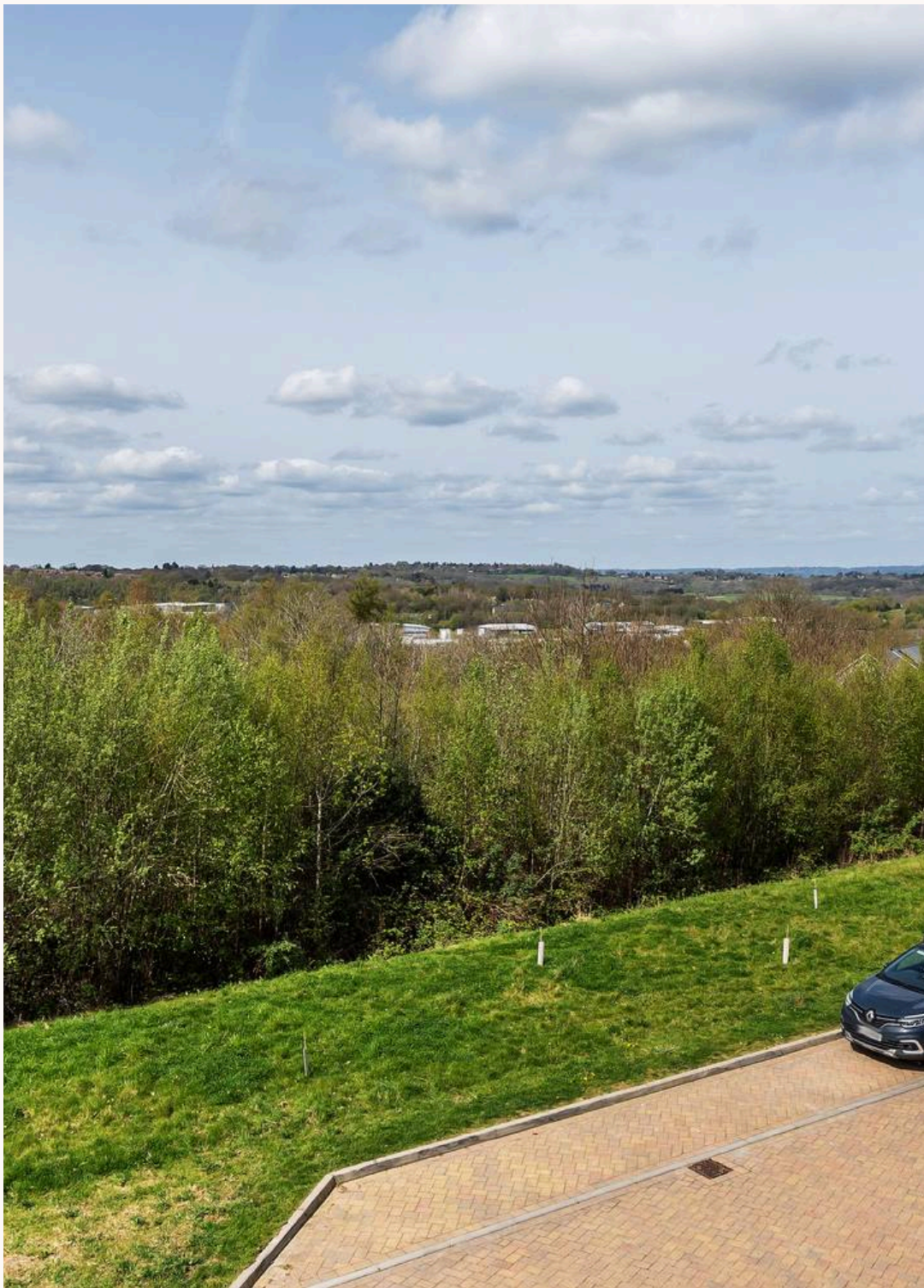
Tenure: Freehold

Council Tax Band: F

Energy Efficiency Rating: B

- Four-bedroom semi-detached townhouse arranged over three floors
- Sought-after Knights Park location with open outlook
- No onward chain
- High-quality kitchen with integrated appliances and quartz worktops
- Bright sitting room with west-facing balcony
- Principal bedroom with dressing room and en-suite
- Versatile ground floor bedroom with en-suite
- Converted garage providing gym or studio space
- Landscaped low-maintenance rear garden with pergola
- Off-road parking for two cars





THE PROPERTY

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The heart of the home is found on the first floor, where a stunning open-plan kitchen and dining space is fitted with high-quality integrated appliances, quartz worktops, and elegant shaker-style cabinetry. Bifold doors open directly onto the rear garden, effortlessly extending the living space for entertaining or everyday use. To the front, the sitting room is bright and inviting, featuring full-height windows and sliding doors that lead out onto a west-facing balcony, perfect for enjoying afternoon and evening sun. The ground floor offers further versatility with a generous fourth bedroom complete with en-suite, alongside a converted garage now serving as a practical gym or studio space, while still retaining additional storage.

Upstairs, the second floor provides a well-balanced arrangement of bedrooms, including a superb principal suite with dressing room and a contemporary en-suite shower room. Two further bedrooms are well proportioned and served by a modern family bathroom, all finished with premium Villeroy & Boch and Hansgrohe sanitary ware. Outside, the low-maintenance rear garden has been thoughtfully landscaped with porcelain patio, artificial lawn, and a charming pergola seating area, creating a private and stylish outdoor retreat. The property also benefits from off-road parking for two vehicles.

THE LOCATION - KNIGHTS WOOD

Set within almost 150 acres of protected woodland, just minutes from the heart of Royal Tunbridge Wells, this award-winning community offers an exceptional balance of town and country living.

Amenities: Knights Wood enjoys a range of local facilities, including a central square with shops and services, alongside easy access to the vibrant town centre with its restaurants, theatres and retail offering. Tunbridge Wells, the Southeast's only spa town, is renowned for its elegant architecture and the historic Pantiles, known for its Georgian colonnade, markets and summer jazz festivals. Nearby High Brooms and North Farm provide further convenience, with supermarkets, a cinema and health club, while Bluewater is within 26 miles and the coast under an hour's drive.

Recreation: Surrounded by woodland and green space, the area is ideal for walking and cycling. Residents are close to a health club, cinema and retail park, as well as Dunorlan Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St John's Sports Centre.

Schools: The development benefits from excellent schooling, including Skinners Kent Primary within Knights Wood, and a range of highly regarded secondary schools nearby such as Skinners, TWGGS, TWGSB, Bennett Memorial and St Gregory's.

Transport: High Brooms and Tunbridge Wells stations provide regular services to London (from approx. 50 minutes). A shuttle bus to Tonbridge station operates at peak times, and road links via the A21 and M25 are excellent, with commuter coach services also available to Canary Wharf.





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 169.9 sq m / 1829 sq ft
(Excluding Store)



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 decisions reliant upon them. (ID1291882)

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