

Richmond Place

Tunbridge Wells



A substantial detached family home, situated just off the coveted Warwick Park in Richmond Place.

Tunbridge Wells Station 0.9 of a mile (London Bridge from 42 minutes), Pantiles 0.6 of a mile, High Street 0.7 of a mile (All times and distances are approximate)



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Summary of accommodation

Main House

Ground Floor: Entrance hall | Family room | Study | Cloakroom

First Floor: Sitting room | Dining room | Kitchen/breakfast room | Utility room
Two bedrooms | En suite shower room

Second Floor: Principal bedroom with en suite bathroom
Two further bedrooms | Family bathroom

Garden and Grounds

Lawn bordered by established plants, shrubs and trees | Private driveway providing ample parking
Decked area adjacent to the house | Integral, double garage



Situation

(Distances and times are approximate)

The property is situated in a quiet residential area just off Warwick Park, on the favoured south side of the town.



Tunbridge Wells offers a wide range of shopping facilities with many major national stores in Royal Victoria Place, and a more extensive variety of bars, restaurants and boutiques on the famous Pantiles and historic High Street.



The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.



Nearby open spaces include Dunorlan Park, with its popular boating lake, Tunbridge Wells Common, and the Grove.



Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.



Within easy walking distance of the mainline station and town centre.



The Property

Richmond Place was constructed in 1999 by Countryside Properties and is regarded as 'something of a haven', situated in one of the most desirable residential areas in Tunbridge Wells and recently gaining a Civic Award from the Borough Council.

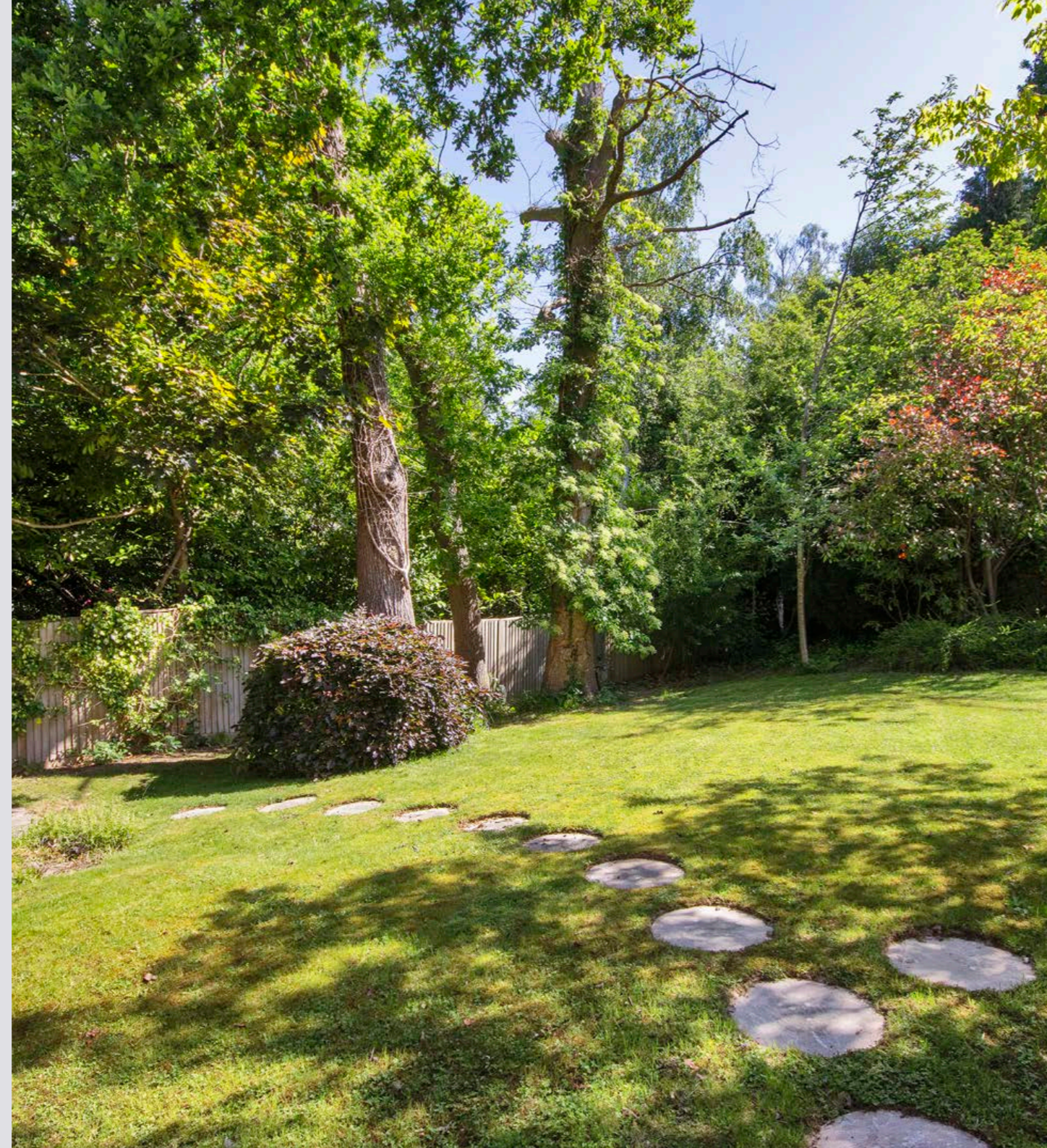
A brilliant home with split level accommodation, ensuring flexibility and privacy for the needs of a family, there is space and light in abundance.

The front door opens in to a welcoming entrance hall where there is a study, guest cloakroom and internal access to the double garage. A small flight of stairs leads down to the family room at the rear of the house which is ideal for a children's playroom or as a snug. Another small flight of stairs leads to the main living spaces where there is a good-sized and open-plan kitchen/breakfast room with a selection of hand crafted units, a central island and doors leading out on to a raised deck overlooking the garden. The main living room, set at the front of the house is triple aspect and has a fireplace offering a focal point to the room. Also of note on this level there is a formal dining room for everyday use or those special occasions.

A half landing gives access to the guest bedroom suite where there is a double bedroom and ensuite shower room, and the third bedroom.

The second floor is where the principal bedroom is located with a large double bedroom with built in wardrobes and cupboards, along with a well-appointed ensuite bathroom.

There are two further bedrooms and the main family bathroom.



Gardens and Grounds

The house is set back from the road with an expanse of lawn and private driveway providing ample parking and leading to the integral, double garage.

The gardens are a true highlight, having been lovingly and meticulously cared for by the current owners, with lawn bordered by established plants, shrubs and trees.

There is a decked area adjacent to the house and well-placed seating areas – creating the ideal backdrop for al fresco dining and entertaining.

Property Information

Tenure: Freehold

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

Local Authority: Tunbridge Wells Borough Council.

Council Tax: Band G

EPC: C

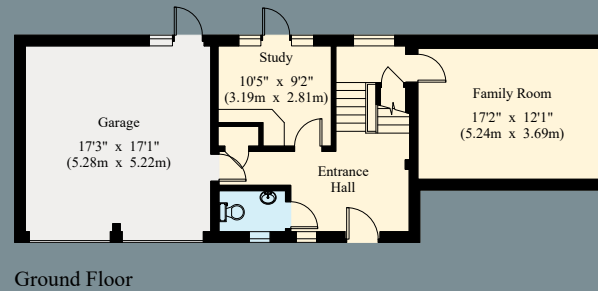
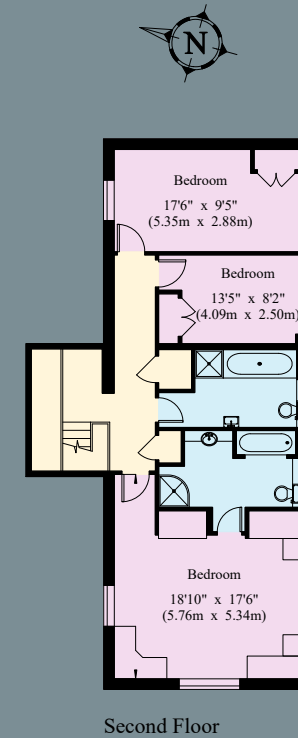
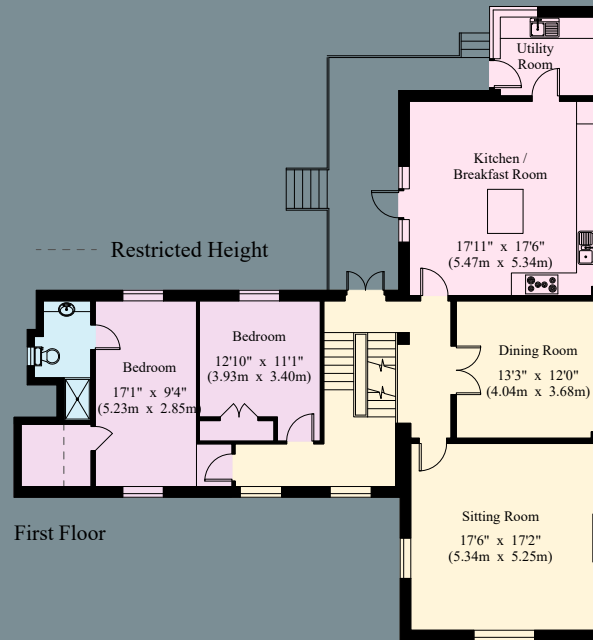
Postcode: TN2 5JZ

Directions: From London Road (A26), take the first exit at the roundabout on to Nevill St (A267) and, after a short distance, take the next left on to Warwick Park. Continue along Warwick Park for about half a mile before turning right into Richmond Place where Number 7 will be found.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
301.7 sq.m / 3247 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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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.

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Particulars dated June 2025. Photographs and videos dated May 2025.

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