



KINGS ESTATES
PROFESSIONALS IN PROPERTY



8 Chiltern Walk

Tunbridge Wells, Tunbridge Wells, TN2 3NJ

A three/four bedroom semi-detached chalet-style home, complete with garage, driveway and a south-facing garden, ideally positioned in the sought-after St James's area of Tunbridge Wells. It offers deceptively spacious and highly flexible accommodation arranged over two floors, perfectly suited to growing families or those seeking versatile living space.

Perfectly balancing convenience and tranquillity, the property enjoys a secluded setting with a lovely green outlook, while remaining within easy reach of the town centre, Dunorlan Park, and under half a mile from the highly regarded St James' C of E Primary School.

Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating: F

- Deceptively Spacious Semi-Detached Chalet Syle Home
- Sought After St James' Location Close To Amenities
- Three / Four Bedrooms With Versatile Layout
- Spacious Lounge With Feature Fireplace
- Kitchen With Dual Aspect
- Ground Floor Bedroom And Utility Room
- Main Bedroom with Ensuite Shower Room
- Attractive And Established South Facing Rear Garden
- Ample Driveway Parking And Garage
- Scope For Further Improvement





THE PROPERTY

The ground floor opens via a side entrance into a practical hallway, with useful storage and access to the principal rooms. The lounge is both spacious and comfortable, centred around a feature fireplace that creates a cosy focal point, while a rear aspect window enjoys a view over the garden and allows natural light to fill the room. The kitchen has a range of fitted units and ample worktop space, complemented by dual aspect windows that enhance the sense of light and connection to the garden. A separate utility room provides further practicality, alongside a ground floor WC. Also on this level is a versatile double bedroom, ideal for guests, multi-generational living or as an additional reception room.

Upstairs, the property continues to impress with three further bedrooms. The main bedroom is generously sized and enjoys a pleasant rear outlook, with direct access to a modern shower room featuring a large walk-in enclosure and a bright vaulted ceiling with a skylight window. The remaining bedrooms offer flexibility for family life, working from home or hobbies, with one currently arranged as a study and another suited as a nursery or dressing room.

Externally, the property is equally appealing. To the front, a driveway provides ample off-road parking and leads to a single garage. The gardens to both the front and rear are beautifully maintained, with the rear garden being a particular highlight with its southerly aspect. Laid mainly to lawn and bordered by established planting, trees and shrubs, it offers a peaceful and private setting, complemented by a useful garden store and side access.

THE LOCATION - ST JAMES

The property is located in the popular St. James's area of Royal Tunbridge Wells. Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Amenities: The house is located close to very good amenities in an enviable position in Tunbridge Wells, just 0.2 miles from Royal Victoria Place shopping centre. Royal Victoria Place features a 3 floor Fenwick's department store, a 2 floor Marks and Spencer and around 110 other stores. For post retail shopping the centre contains over 20 different places to eat and drink and also in the local area is the pantiles, which offers traditional pubs to stylish restaurants including The Ivy. Throughout the year there are a number of events including the food festival, as well as Jazz on the Pantiles from May through to September.

Recreational Amenities: Grosvenor & Hilbert Park, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

State and Private Schools: There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries and the popular St James Primary School and Rose Hill and Holmewood House Preparatory Schools are also close by.


Mainline Rail: Tunbridge Wells & High Brooms with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

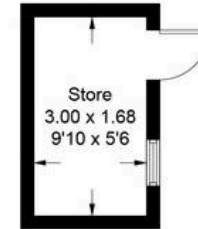
Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



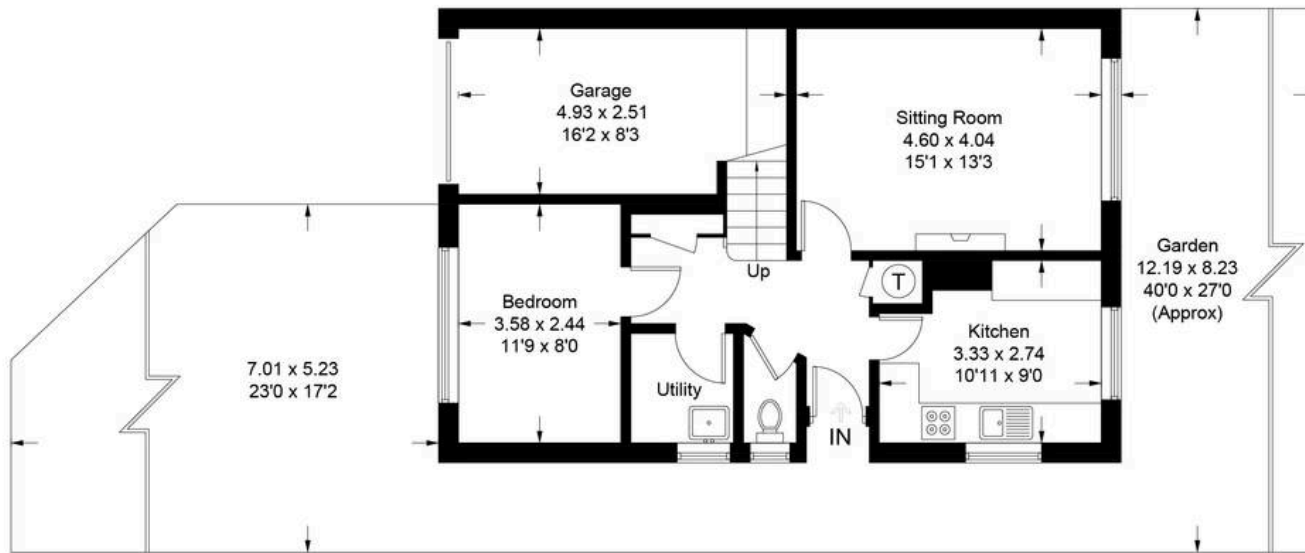
Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft
 Garage / Store = 16.8 sq m / 181 sq ft
 Total = 109.7 sq m / 1181 sq ft



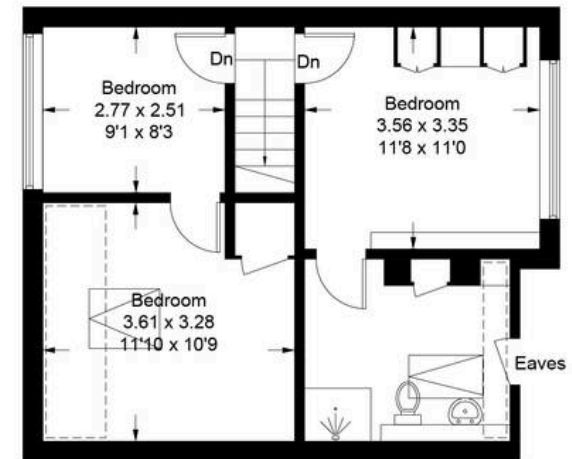
 = Reduced headroom below 1.5m / 5'0



Outbuilding
 (Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor

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. (ID1291041)

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