



THE GLADE  
TUNBRIDGE WELLS

# The perfect setting...

To live at The Glade is to live in one of the most desirable parts of Royal Tunbridge Wells – atop Mount Ephraim with the 250-acres of Tunbridge Wells Common, a mainline train station and The Pantiles all within walking distance. This collection of 4 apartments and 5 townhouses sits cheek-by-jowl with The Spa Hotel and its splendid gardens, set back off Langton Road, accessed via a private lane for utmost seclusion. Royal Tunbridge Well’s award-winning restaurants, bars, galleries, shops and theatres are there to be explored, making this a culture and asset rich setting.

“A sought-after address in Royal Tunbridge Wells”



Parking one per apartment and two per house, plus garage

Computer generated image.



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THE GLADE  
TUNBRIDGE WELLS

# In the perfect location

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Tunbridge Wells is one of a handful of locations in England that enjoys the prestigious Royal prefix – an honour bestowed by King Edward VII in 1909 in recognition of a long line of admiring monarchs, including Charles II, Queen Anne and Queen Victoria. The Chalybeate Spring waters previously drew the wealthy to the area, sipping the tonic for its health benefits and while you can still request a glass from the costumed ‘dippers’ at source, today’s residents prefer their tonic with a measure of locally-distilled Bathtub gin.

Chalybeate Spring is just one reason to explore The Pantiles – a part of Royal Tunbridge Wells that’s a short stroll from The Glade – known for its pavement cafés, jazz festivals and independent stores. Enhancing its appeal is the distinctive Georgian colonnade and cobbled streets, earning it the plaudit of ‘the Covent Garden of Kent’.



The town's other architectural hallmark is a legacy of the architect to the Prince Regent, Decimus Burton. His work is seen across the 1,000 acre Calverley Estate, with residents able to get up close and personal to his work by booking a table at Hotel du Vin – once a holiday destination of Princess Victoria and her mother, the Duchess of Kent.

The Glade's neighbour – The Spa Hotel – is itself a well-loved Tunbridge Wells venue that dates back to 1766. It is much visited by local residents for its range of luxurious wellbeing treatments, heated indoor pool, floodlit outdoor tennis court, steam room, saunas and two fully-equipped gyms. For special occasions, take afternoon tea in The Orangery Restaurant, sip cocktails at Zagatos Bar or book one of the hotel's private dining rooms as the guest of the award-winning chef.

Royal Tunbridge Wells's reputation for gastronomic excellence continues in the town centre. Diners already flock to Thackeray's, The Beacon and Kent's branch of The Ivy, while Michelin-starred TV chef Atul Kochhar is to open a restaurant in The Pantiles. The Pub in the Park food, drink and live music festival is a calendar highlight – a Royal Tunbridge Wells event where top chefs and local restaurants showcase their finest food.

“A rich heritage with a modern, vibrant atmosphere”



# Everything for a fulfilling lifestyle

As well as ample opportunities to eat, drink, shop and be social – with the Victoria Place shopping centre complementing The Pantiles, two theatres and numerous live music venues – Royal Tunbridge Wells exploits its location on the edge of the High Weald Area of Natural Beauty. While there is glorious Kent countryside all around, residents also have wide open space within the town itself, including Calverley Gardens and Dunorlan Park. Royal Tunbridge Wells is also synonymous with excellent schooling, offering selective, private, state and academy schools at both primary and secondary entry points. The Skinners School, Tunbridge Wells Grammar School for Girls, Tunbridge Wells Grammar Schools for Boys and Bennett Memorial are all within the borough, with Weald of Kent Girls' Grammar, The Judd, Tonbridge Grammar and Tonbridge School all within catchment of The Glade.\*

\*Dependent on Kent Test pass mark and intake





BY RAIL

(TUNBRIDGE WELLS TRAIN STATION)

TONBRIDGE

9 minutes

SEVENOAKS

20 minutes

LONDON BRIDGE

44 minutes

CANNON STREET

52 minutes

CHARING CROSS

55 minutes



ON FOOT

THE SPA HOTEL

2 minutes

THE BEACON

14 minutes

THE PANTILES

14 minutes

TUNBRIDGE WELLS  
TRAIN STATION

19 minutes

TUNBRIDGE WELLS  
HIGH STREET

19 minutes



BY ROAD

PENSHURST

6 miles

SCOTNEY CASTLE

8.5 miles

M25

14 miles

GATWICK

21 miles

RYE

28 miles

Travel times are based on minimum journey times available.  
Sources: National Rail and Google maps. June 2022.



## The Apartments

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The Glade offers buyers a choice of four apartments. The two ground floor apartments – each with two bedrooms – have an en-suite bathroom to the principal bedroom and bifold doors to an attractive private garden with patio. Apartment seven additionally benefits from a dedicated study.

Duplex apartments 8 and 9 mirror the space and style usually associated with houses, again with bifold doors but this time leading to a balcony overlooking woodland and open space. An open-plan kitchen/diner/living room, with double height ceiling, plus a generous guest bedroom can be found on the lower floor. An expansive principal bedroom suite occupies the entire upper floor, complete with walk-in wardrobe and en-suite shower room. Apartment 9 is also sold complete with a separate study.



Computer generated image showing apartment 6 on the ground floor and apartment 8 on the first floor.





Computer generated image.

# The Apartments

## Ground Floor

### Apartment 6 Total Area 887 sqft

Living / Kitchen/ Dining Area	4213 mm x 6940 mm	13'10" x 22'9"
Bedroom 1	3415 mm x 4575 mm	11'2" x 15'
Bedroom 2	2725 mm x 4348 mm	8'11" x 14'3"

### Apartment 7 Total Area 979 sqft

Living / Kitchen/ Dining Area	4212 mm x 8555 mm	13'10" x 28'1"
Study	2100 mm x 2365 mm	6'11" x 7'9"
Bedroom 1	3415 mm x 3990 mm	11'2" x 13'1"
Bedroom 2	3360 mm x 3887 mm	11'0" x 12'9"

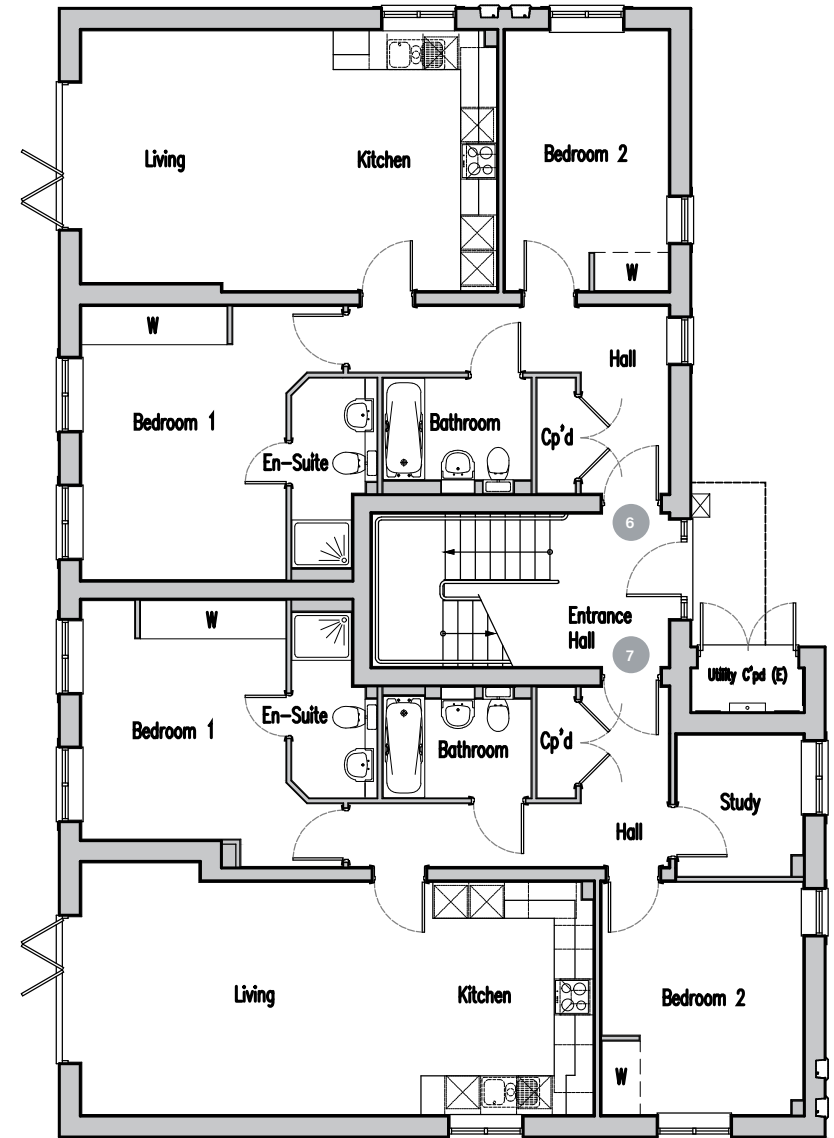
## First / Second Floor Duplex Apartments

### Apartment 8 Total Area 1080 sqft

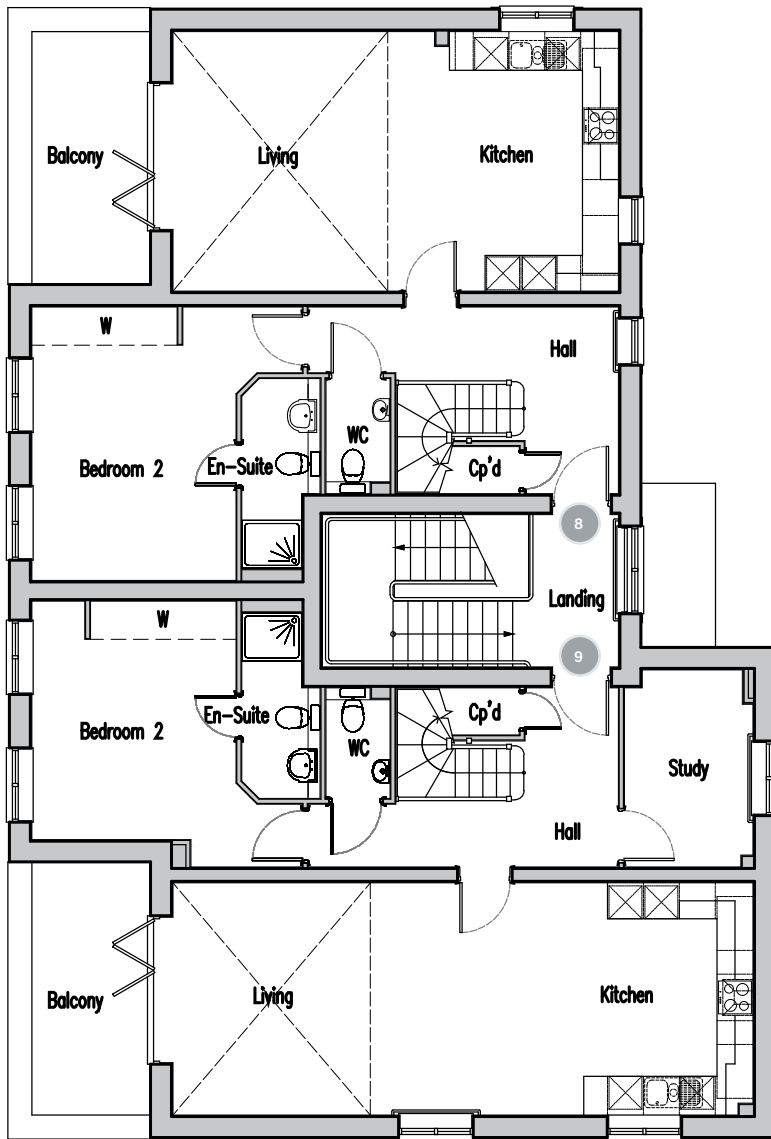
First Floor		
Living / Kitchen	4348 mm x 7453 mm	14'3" x 24'5"
Bedroom 2	3415 mm x 4575 mm	11'2" x 15'
Second Floor		
Bedroom 1	3892 mm x 3722 mm	12'9" x 12'3"

### Apartment 9 Total Area 1353 sqft

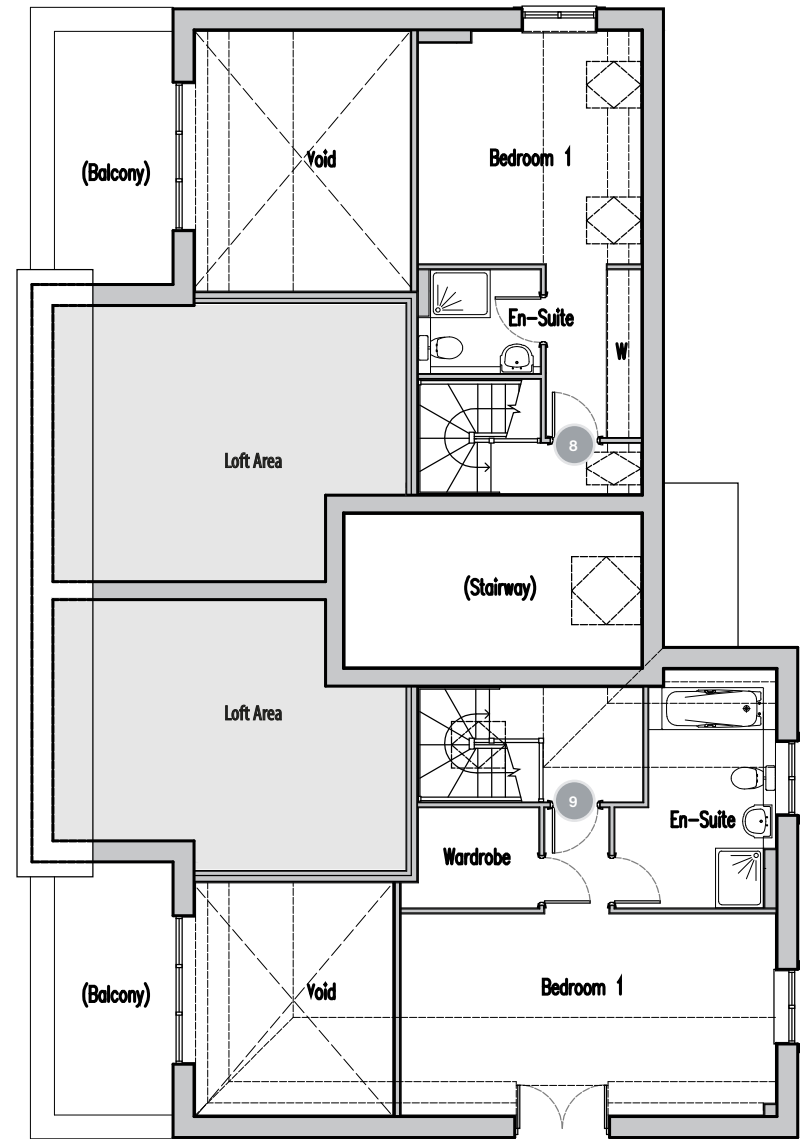
First Floor		
Living / Kitchen	3887 mm x 9702 mm	12'9" x 31'10"
Study	2150 mm x 3300 mm	7'1" x 10'10"
Bedroom 2	3415 mm x 3990 mm	11'2" x 13'1"
Second Floor		
Bedroom 1	6261 mm x 3367 mm	20'7" x 11'1"



Ground Floor



First Floor - Duplex Apartments



Second Floor - Duplex Apartments

# The Townhouses

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Computer generated image.





The Glade offers buyers what is almost impossible to find in Royal Tunbridge Wells – five brand new townhouses with integrated garage parking, private gardens and four floors of living space designed especially with new priorities in mind. As well as a separate utility room and cloakroom on the ground floor, each townhouses benefits from a top floor bedroom suite, complete with shower room, dressing area and Juliet balcony. Completing the accommodation are three further bedrooms or a study and a family bathroom on the second floor, and a first floor dedicated to social space, comprising an open-plan kitchen-diner and a separate living room.

# The Townhouses 1-5

1742 sqft

## Ground Floor

### Home 1

Utility Room	2885 mm x 2947 mm	9'6" x 9'8"
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## First Floor

### Home 1

Living Room	5113 mm x 3163 mm	16'9" x 10'5"
Dining	3364 mm x 2796 mm	11'10" x 9'2"
Kitchen	2947 mm x 5113 mm	9'8" x 16'9"

## Second Floor

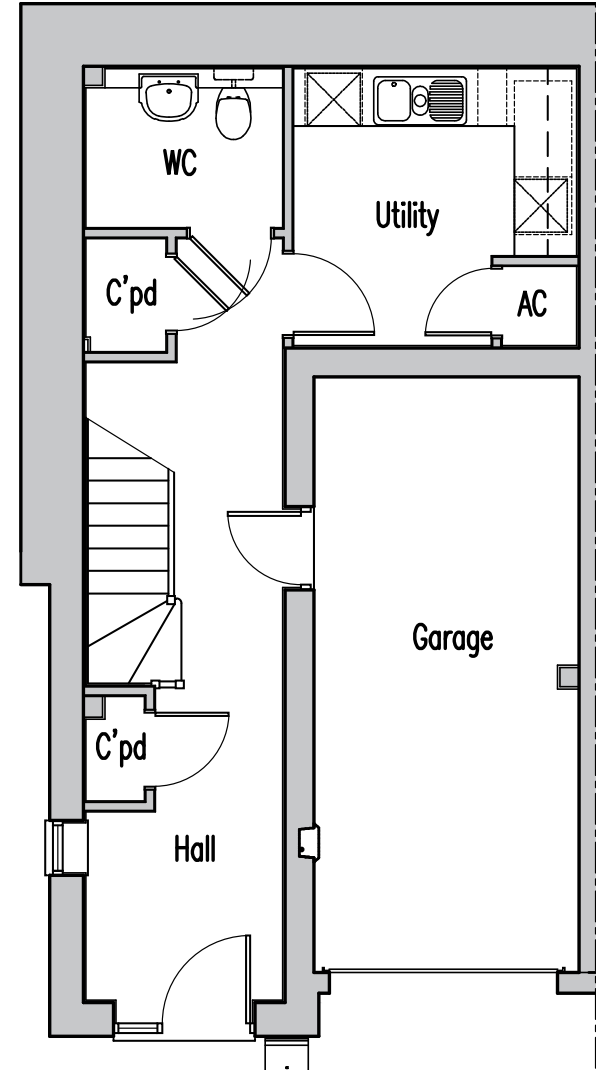
### Home 1

Home Office	3163 mm x 2203 mm	10'5" x 7'3"
Bedroom 2	3791 mm x 3372 mm	12'5" x 11'1"
Bedroom 3	2796 mm x 4143 mm	9'2" x 13'7"

## Third Floor

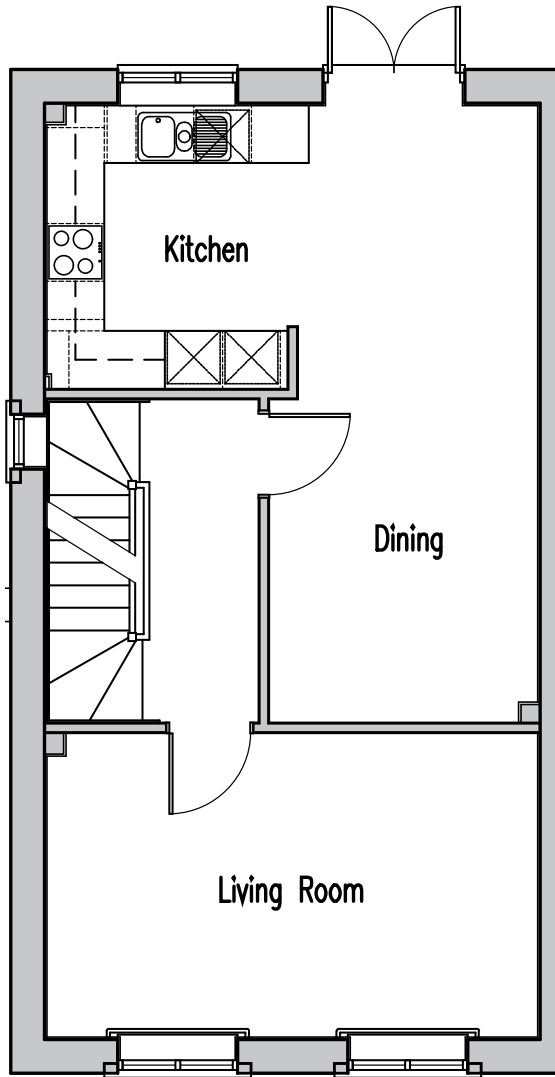
### Home 1

Bedroom 1	3890 mm x 4080 mm	12'9" x 13'5"
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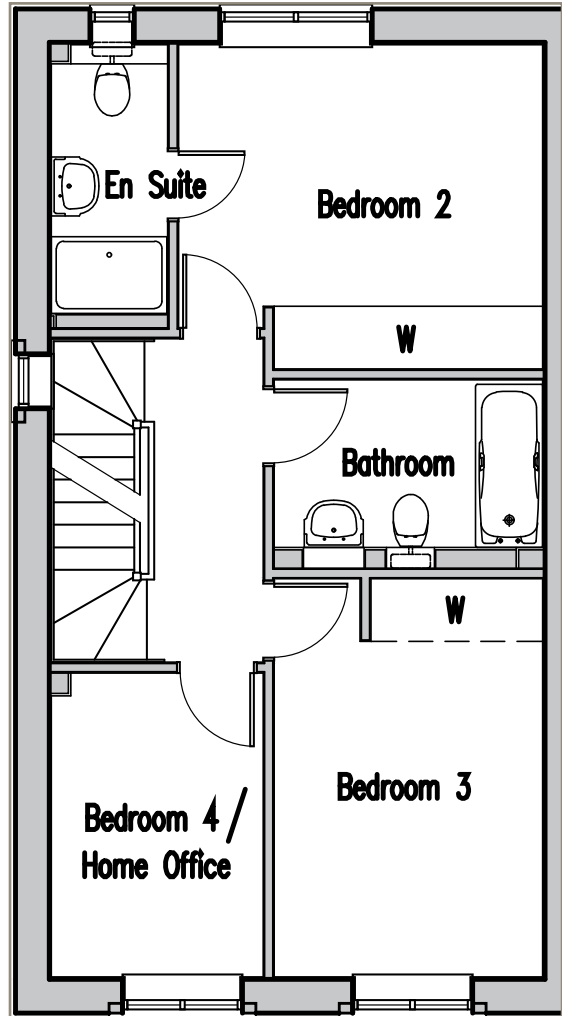
Ground Floor

Homes 1, 3 & 5 as shown, 2 & 4 handed



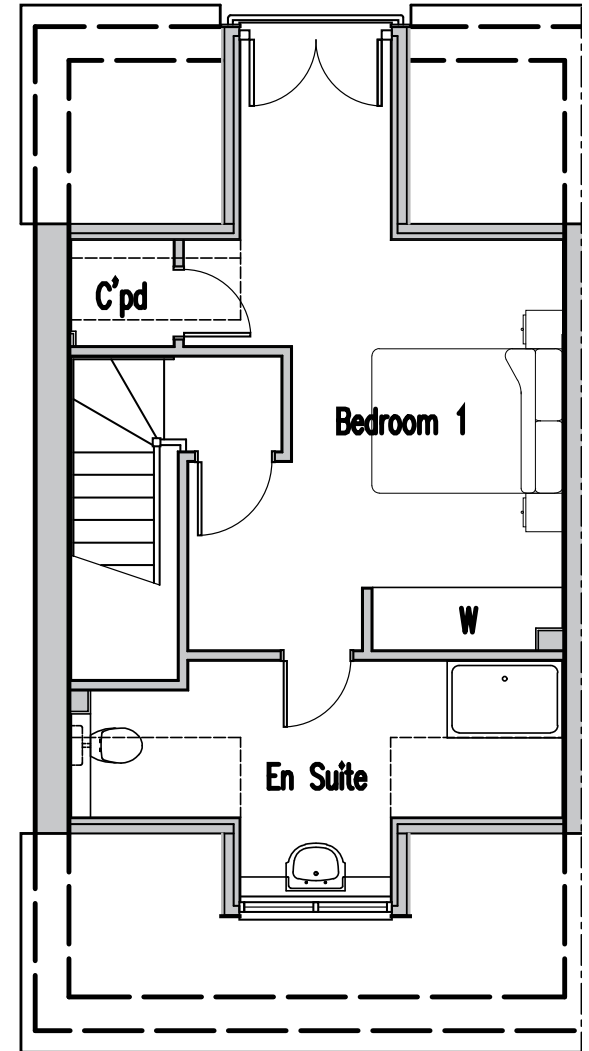
**First Floor**

Homes 1, 3 & 5 as shown, 2 & 4 handed



**Second Floor**

Homes 1, 3 & 5 as shown, 2 & 4 handed



**Third Floor**

Homes 1, 3 & 5 as shown, 2 & 4 handed

# Specification

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## Comprehensive kitchen

**Designed by independent specialists which include:  
All appliances are Bosch or equivalent.**

- Comprehensive fitted kitchen from selected range
- Induction hob
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated washer/dryer (apartments only)
- Integrated combination microwave
- Single oven
- Quartz worktops with 100mm up stand
- Under mounted stainless steel sink
- Under mounted pelmet lighting to wall units
- Stainless steel taps

## Utility (houses only)

- Sink
- Washing machine and tumble dryer

## Bathrooms

- Modern white sanitary ware with chrome mixer taps
- Recessed mirrors or mirror cabinet with shaver point and light
- Separate showers where possible – (see individual floor plans)
- Porcelain floor and wall tiles to bathrooms, cloakrooms and en-suites, full height in shower area and half height elsewhere
- High quality baths with tiled panel (where applicable, see individual floor plans)
- Heavy duty resin shower tray (see individual floor plans)
- Quality glass shower doors
- Heated chrome electric towel rails

## Security and peace of mind

- Mains smoke detectors to each floor
- Electric garage doors (where applicable)
- Security locks to external doors and windows
- Video entry system to apartment block
- Build Zone – 10 year warranty

## Heating/Lighting

- Under floor heating via gas boiler with zonal thermostatic room controls at 1st floor and radiators elsewhere. No underfloor heating to apartments
- Mega flow pressurised hot water system (where applicable)
- Down lighters to lounge, kitchen and bathrooms to suit

## Home entertainment and communication

- BT – (Lounge, Dining Room, and Master Bedroom)
- Sky Q Provision to Lounge and Master Bedroom (additional high level TV and single socket installed)
- TV Points (Dining Room/ Kitchen, Lounge and all Bedrooms)

## Decoration

- All walls painted in pearl grey
- Plastered ceilings, painted white
- Painted woodwork in satinwood

## High quality finishes

- Chrome front door furniture, includes restraint chain, night latch, lever mortice
- Lock and doorbell to houses
- Built in wardrobes to bedrooms 1 and 2. Apartments – Bedroom 1 only
- Glazed doors to main reception room
- Door furniture polished chrome

## Flooring

- Porcelain floor tiles to bathrooms and cloakroom
- Oak Veneer Entrance Hall Dining Area and Kitchen (Plot Specific)

## Joinery

- All skirting (minimum 100mm) and architraves to be square edge, white painted
- Light oak heavy duty flush doors
- Oak veneer flooring (Plot Specific)

## Windows and doors

- UPVC double glazed windows
- Aluminium bi-fold doors (where applicable)
- Entrance door – GRP/ solid oak and hardwood painted (where applicable)

## External features

- Landscaping as per the approved planning consent
- Block paving to parking areas
- Patios in Indian sandstone

## Services

- Mains water
- Electric
- Broadband
- Gas
- Main foul drainage
- Electric car charging points
- Heated ramp



## Company Profile

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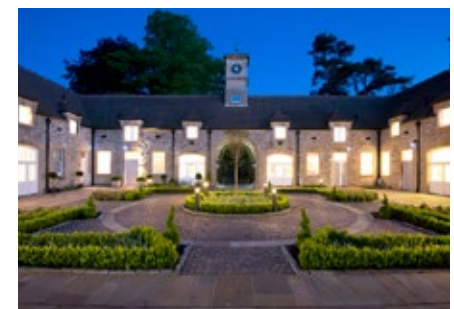


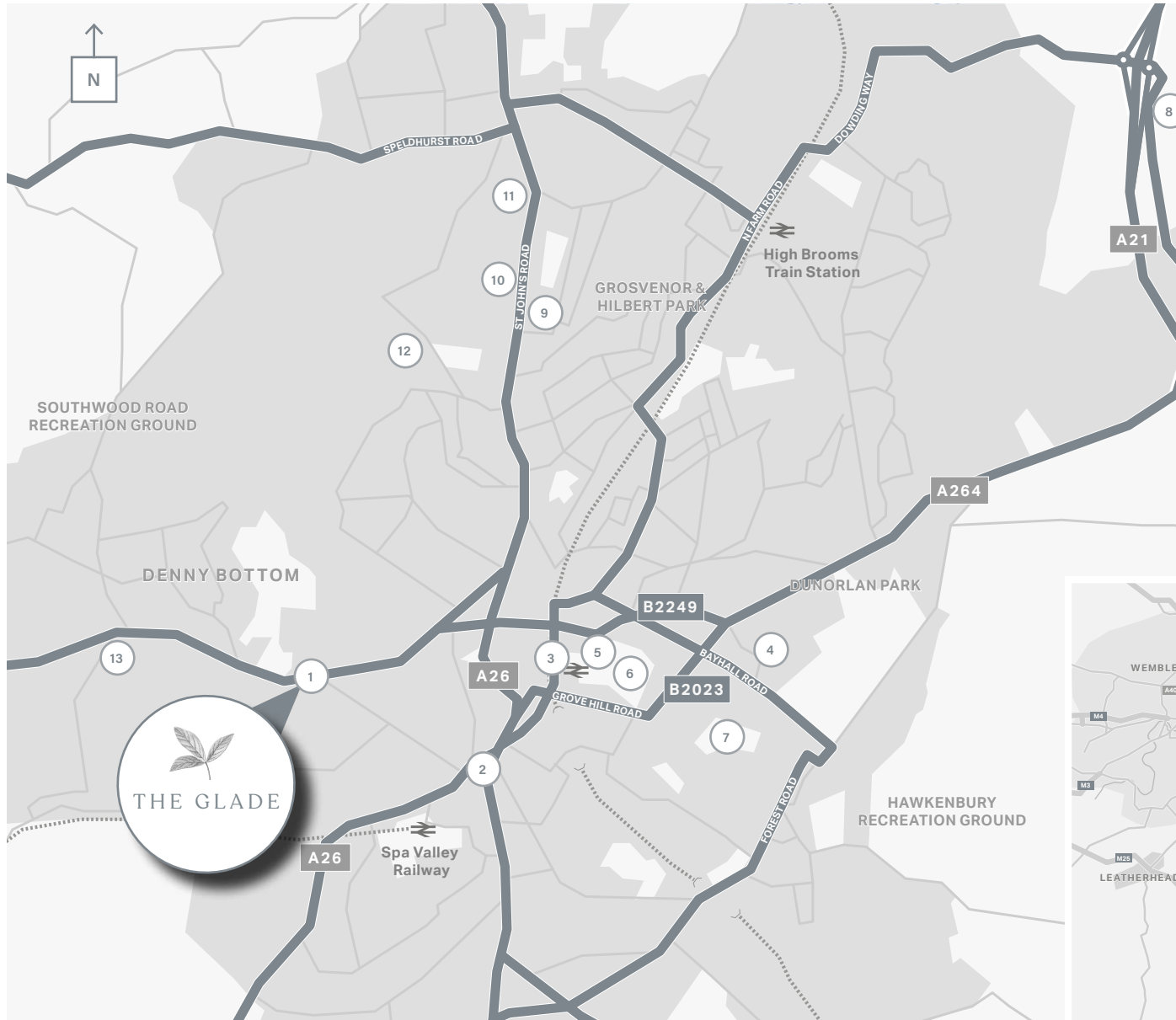
Cavendish & Gloucester Plc is a well-established team that combines youthful enthusiasm with a strong core of experience. Our efficient operation is dedicated to maintaining and improving business on a day-to-day basis. As a result, Cavendish & Gloucester Plc's operation now spans the entirety of London and the Home Counties, earning a reputation as a leader in our field.

The character of a Cavendish & Gloucester home develops with a dedication and attention to detail that is second to none. This is clearly evident in the quality of craftsmanship, specification and finish used throughout and the care taken to build properties that are in-keeping with each of the premier locations in which we build.

Yet while our company continues to expand its operation and portfolio, we still maintain a very high build quality and instil inspirational design into each property we create, treating every new development as an entirely bespoke project, meeting (if not surpassing) the demands of each location and the expectations of those who wish to live there.

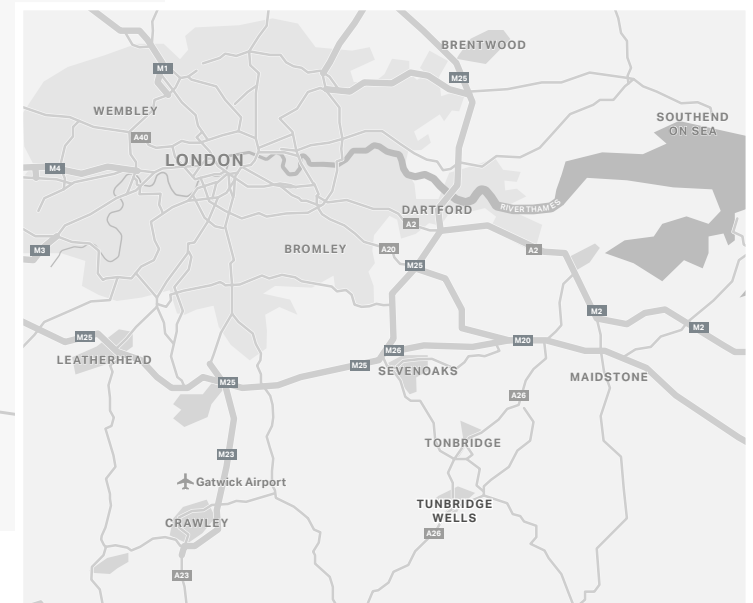
We also have a genuine regard for the local environment around us and make every effort to minimise the impact of our construction work on the environment.





## Points of interest

- 1 The Spa Hotel
- 2 The Pantiles
- 3 Tunbridge Wells Train Station
- 4 The Nuffield Hospital
- 5 Hotel du Vin
- 6 Calverley Grounds
- 7 Camden Park
- 8 Tunbridge Wells Hospital
- 9 The Skinners' School
- 10 Tunbridge Wells Girls' Grammer School
- 11 Tunbridge Wells Grammer School
- 12 Bennett Memorial Diocesan School
- 13 The Beacon



The Glade, Bishops Down Road,  
Tunbridge Wells TN4 8FS



Cavendish & Gloucester  
Homes of Superior Quality

[cavendishandgloucesterplc.com](http://cavendishandgloucesterplc.com)

The floor plans, configurations and layouts are included for guidance only. Bathroom and kitchen layouts are indicative only. The houses may vary in terms of elevational design details, position/size of garage, and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development and improvement. So there may be material differences between the accommodation depicted in our literature and that on offer on any particular development, or at different times during the progress of any development. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide.