



**WESTCOMBE**  
HOUSE

Old Heart, New Soul



MOUNT EPHRAIM,  
ROYAL TUNBRIDGE WELLS

# WESTCOMBE

## HOUSE

Sitting high on Mount Ephraim in the heart of Royal Tunbridge Wells, Westcombe House is a stylish collection of 34 brand new 1 & 2 bedroom apartments, classically designed with a contemporary flare.

Bright and spacious bedrooms are paired with contemporary, sleek dining and living rooms, exemplifying integrated design with style and practicality, to provide homes that blend historical charm with modern character.



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*Benefiting from private parking,  
the homes in this outstanding  
development have been crafted with  
exceptional attention to detail, many  
enjoying breath-taking views over  
Tunbridge Wells.*

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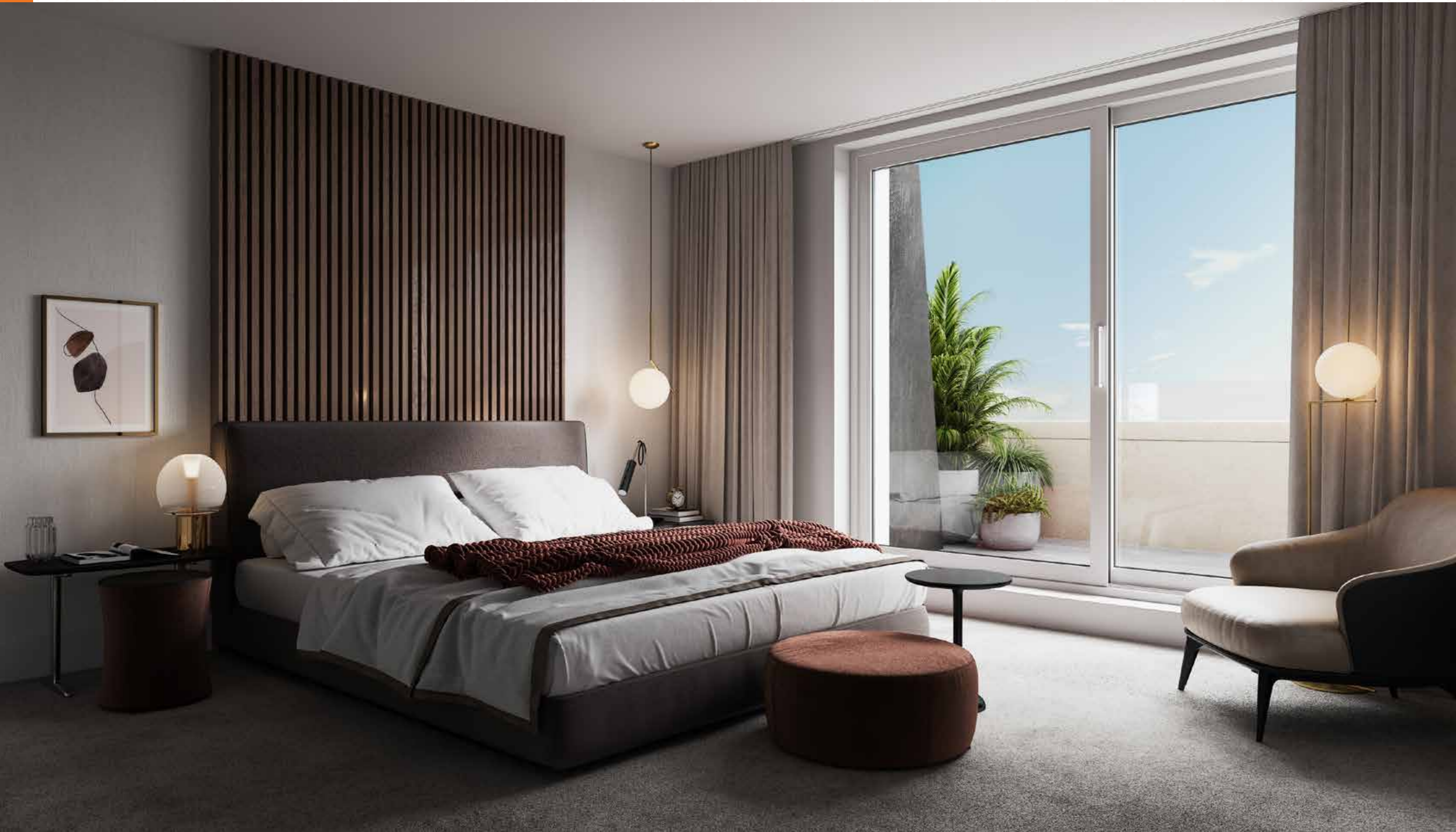






Kitchen & Lounge





Master Bedroom & Terrace





Bathroom







## Royal Tunbridge Wells: Vibrant & Charming

Thoroughly grounded in its unique and rich heritage yet bursting with life, Royal Tunbridge Wells is every bit as modern, cosmopolitan and stylish as it is steeped in history.

From the original discovery of a chalybeate spring in 1606, and its latter reputation as a favourite resort of England's monarchy and aristocracy, Royal Tunbridge Wells has consistently confirmed its reputation as one of the south-east's most desirable towns.







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Perfectly mixing the architectural sophistication of the Regency period and pairing it with the full complement of modern amenities, the town's vibrant centre is replete with a diverse array of stylish boutiques, art galleries, antiques shops, theatres, cafes & gourmet restaurants.

A meeting place of historic attractions, arts, culture & festivals – including the award winning 'Jazz on the Pantiles' - outstanding schools, plentiful shopping opportunities, peaceful countryside and with a journey time to London Bridge of just 45 minutes, life in this unique corner of England provides an incomparable balance of Town, City & Country.

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## Nature On Your Doorstep

One of the greatest benefits of calling Westcombe House home is its proximity to a superb selection of commons, parks, sporting facilities and splendid countryside – including the formal lawns and ornamental gardens of Dunloran Park and the delightful semi-wild woodland of Tunbridge Wells Common, a 5-minute walk away which feature the renowned Wellington Rocks.

A short drive away leads to some of the country's finest countryside, with a splendid mix of traditional oast houses, rolling green hills and orchards. A true gem for lovers of history this corner of Kent has a more concentrated collection of castles, stately homes and gardens open than any other area of the UK, including the gardens of Sissinghurst Castle or the mystical ruins of Scotney Castle or Chiddingstone Castle.







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From horse riding routes, to cricket, tennis and golf clubs nearby – some over 100 years old – as well as three Sports Centres and a great selection of gyms, Royal Tunbridge Wells offers plentiful opportunities for sports, outdoor living and endless discovery.

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### The Eats

1. Sankey's Pub & Seafood Brasserie
2. Thackeray's Restaurant
3. Hotel Du Vin & Bistro
4. The Black Pig
5. The Ivy

### The Shops

6. Fenwick
7. The Great Hall Arcade
8. Hoopers
9. The Pantiles
10. Royal Victoria Place

### The Arts

11. Assembly Hall Theatre
12. Chalybeate Spring
13. The Forum
14. Trinity Theatre
15. Tunbridge Wells Museum & Art Gallery

### The Sports

16. Linden Park Cricket Club Royale Retreat
17. Tunbridge Wells Squash Club
18. Tunbridge Wells Football Club
19. Champneys City Spa
20. Royale Retreat

## Within Easy Reach

A distinct ingredient in Royal Tunbridge Well's unique charm is its mix of walkable convenience and a remarkably broad selection of cafes, bars, restaurants, theatres and both major high-street retailers and independent shops. What's more, Central London is just a simple train ride away and Heathrow airport less than an hour by car.

### Walk

Royal Victoria Place	4 mins
Trinity Theatre	9 mins
Tunbridge Wells Station	10 mins
The Pantiles	14 mins

### Train

London Bridge	43 mins
Ashford International	46 mins
Charing Cross	54 mins

### Car

Sevenoaks	20 mins
Bluewater	35 mins
Gatwick Airport	41 mins
Heathrow Airport	59 mins





## Learn & Thrive

Royal Tunbridge Wells provides an excellent choice of schools from Primary through to Senior, both grammar and private, including some of the most highly regarded in the south-east, and with London just a train ride away, there's convenient access to some of the best Universities in the world.

St James' CE Junior School  
Rated as 'Outstanding' by Ofsted  
Sandrock Rd, Royal Tunbridge Wells TN2 3PR, United Kingdom  
[www.st-james.kent.sch.uk](http://www.st-james.kent.sch.uk)

5 mins walk

Beechwood Sacred Heart School  
12 Pembury Rd, Tunbridge Wells TN2 3QD  
[www.beechwood.org.uk](http://www.beechwood.org.uk)

7 mins walk

Claremont Primary School  
Banner Farm Rd, Royal Tunbridge Wells, Tunbridge Wells TN2 5EB  
[www.claremont.kent.sch.uk](http://www.claremont.kent.sch.uk)

9 mins walk

Tunbridge Wells Girl's Grammar School  
Southfield Rd, Royal Tunbridge Wells TN4 9UJ  
[www.twggs.kent.sch.uk](http://www.twggs.kent.sch.uk)

11 mins walk

Holmewood House School  
Barrow Ln, Langton Green, Tunbridge Wells TN3 0EB  
[www.holmewoodhouse.co.uk](http://www.holmewoodhouse.co.uk)

11 mins walk

Tunbridge Wells Grammar for Boys  
St John's Rd, Tunbridge Wells TN4 9XB  
[www.twgsb.org.uk](http://www.twgsb.org.uk)

18 mins walk





# Specification

## Apartment Interiors

- Engineered Oak, chevron, brushed white, oiled floor throughout living spaces
- Walls painted in contemporary colours
- Joinery primed and decorated with an eggshell finish
- Solid wood internal doors with walnut finish
- Kingsmead Bliss easy clean carpet range in bedrooms
- Tiled flooring in bathrooms and balconies
- Double glazed windows with sliding doors to external areas

## Kitchen

- Smartly designed utilising all space
- Super Matt light grey kitchen with handleless detail
- Fully integrated Bosch Appliances
  - Fan assisted Electric Oven
  - Induction Hob
  - Extractor Fan
  - Dishwasher
  - Low Frost Fridge Freezer
- Quartz stone worktops
- Under mounted sink, integrated into the worktop with drainer grooves
- Under-counter strip lighting
- Glass splashback
- Origin mixer taps

## Bedroom

- Fitted wardrobes with rail lighting
- Pendant light fitting

## Bathroom & Ensuite

- Saloni tiled floor & textured wall tiles, drawing on a traditional but contemporary feel
- Sanuex sanitaryware
- Crosswater driftwood and marble top vanity unit with counter top basin
- Vado taps in black finish
- Vado thermostatic shower Valve in Black finish
- Brushed nickel Pevensey Sussex Range heated towel rail
- Meryln low-profile shower tray (en suite only)
- Black finish robe hook
- Free standing bath (in select apartments)
- Black metal framed mirror
- Black Vado fixed shower head and hand held shower in bathtubs and shower enclosures
- Meryln frameless shower screen on baths and in shower enclosures
- Powerful and discreet timed extractor fan

## Heating & Electrics

- Electric underfloor heating in bathrooms
- Combi boiler
- Dimplex electric panel heaters, energy efficient with multiple seven-day timer profiles
- Electronic thermostat accurate to within ( $\pm 0.2^{\circ}\text{C}$ )
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- Energy-saving technologies such as Adaptive Start and open window detection
- Advanced flexibility heating controls including LCD display, touch sensitive buttons and colour coding for the visually impaired
- Black nickel sockets
- White down lights
- Dimmer lights
- Telephone / data cable / Sky points
- TV aerial / Cable TV / Digital TV outlet points
- Black nickel finish shaver points in bathrooms
- Bosch washer-dryers in utility cupboards
- Outdoor lighting on the balconies
- Generous supply of power sockets

## Security

- CCTV to communal areas
- High resolution colour video and voice communication entry system, with hands free handsets in apartments
- Heat, smoke & carbon monoxide detectors
- Security fob access for residents

## Communal Areas

- Smart post and parcel boxes
- Lifts servicing apartments
- Secure bike storage
- Secure bin stores
- Kingsmead Bliss easy clean carpet
- Walnut door finishes with visionary panel

## Warranty

All apartments are covered by a 10 year ICW warranty

## Lease

250 years





ROYAL  
VICTORIA





# CAMROSE

LONDON



## About the Developer

At CAMROSE we see and build differently. Fusing decades of property development experience with an ever-innovative outlook, our passion is to deliver distinct, modern and well-built living spaces which change the way people experience home.

Every space we build tells its own story and offers its own feeling, driven by both our appetite for individuality and dynamically shaping environments. With each new project, we apply a fresh understanding of the places where we build and the people that live there, crafting beautiful and inspiring living spaces with their own unique personality.



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These particulars are intended only as a guide and are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation for accuracy, this cannot be guaranteed and precise details may vary. All information and elements within are indicative, not to scale and for guidance only, including: descriptions, travel times, photographs, layouts, illustrative maps, plans, measurements and dimensions. Images of the property are computer generated and some elements portrayed do not come as standard and/or are subject to planning.

Branding & Design by **WEARECAPRI.COM**



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