



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



# West Park Avenue

Southborough, Tunbridge Wells

Kings Estates are pleased to present a new build detached home with environmentally friendly ICF construction, part of a 3-home development in Southborough with 4 bedrooms, high-spec interiors, and landscaped gardens  
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Launch of exclusive development of 3 detached houses
- Environmentally friendly ICF construction
- Over 1,700 sq ft of high-spec living space
- Contemporary 4-bedroom detached home in the heart of Southborough
- Air source heat pump with ground floor underfloor heating
- Energy-efficient design with GreenCoat PLX sustainable roofing and cladding
- Two en suite bathrooms, family bathroom, and downstairs cloakroom
- Two reception rooms ideal for family living and entertaining
- Kitchen with quartz worktops and utility room
- Landscaped rear and side gardens with off-road parking and electric car charging point





Kings Estates are pleased to present this exceptional new build detached home, part of an exclusive development of just three contemporary houses in the heart of Southborough. Built using environmentally friendly ICF construction, this home combines modern design, sustainability, and premium living across over 1,700 sq ft, offering a rare opportunity to secure a property of this calibre in such a sought-after location.

Inside, the accommodation is thoughtfully designed for modern family life, featuring two generous reception rooms perfect for entertaining and relaxing. The high-spec kitchen is fitted with Bosch appliances, sleek quartz worktops, and ample storage, complemented by a practical utility room. There are four spacious bedrooms, including two en suite, a contemporary family bathroom, and a convenient downstairs cloakroom. Premium finishes throughout include solid oak internal doors and triple-glazed windows and doors. The energy-efficient design is enhanced by GreenCoat PLX sustainable roofing and cladding, an air source heat pump, and ground floor underfloor heating, while a Mechanical Ventilation with Heat Recovery system ensures constant filtered airflow.

Externally, the property benefits from beautifully landscaped rear and side gardens, ideal for both entertaining and relaxation, alongside off-road parking with an electric car charging point. Part of a small, private development of just three homes, this property offers both exclusivity and a sense of community. With a 10-year Build-Zone warranty, sustainable design, and premium finishes throughout, this is a home that perfectly combines luxury, practicality, and eco-conscious family living in Southborough.

#### **AGENTS NOTE**

1. Please be advised that some of the images included in this listing have been virtually staged for illustrative purposes. Virtual staging involves digitally enhancing or altering images to showcase potential furniture placement and decorative possibilities. These enhancements are for visual representation only and should not be construed as the actual condition or contents of the property. We recommend prospective buyers or tenants to conduct physical viewings to accurately assess the property's layout and condition. Should you require any further clarification regarding the property's presentation, please do not hesitate to contact us.
2. Please note that the photographs shown are a combination of images from both 10 and 11 West Park Avenue and are provided for illustrative purposes only.

## OTHER INFORMATION

COUNCIL TAX BAND - TBC (Tunbridge Wells Borough Council)

TENURE - Freehold

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

## SOUTHBOROUGH

Nestled just a few miles from the historic spa town of Tunbridge Wells, Southborough lies north of Tunbridge Wells and south of Tonbridge, with the A26 running through its heart. This strategic location offers convenient access to the A21, providing a direct route to the M25 motorway.

Southborough boasts its own primary school, while secondary, independent, preparatory, and private schools are easily accessible in both Tunbridge Wells and Tonbridge and is close to the esteemed Tunbridge Wells Grammar Schools.

The Ridgeway playing fields are a brief stroll away, offering expansive green spaces where children and pets can play freely, along with facilities for a junior football club.

Southborough Common, located towards the Tonbridge side of town, is a cherished conservation area with a cricketing heritage spanning over two centuries. Southborough Cricket Club remains a thriving hub of community activity.

For enthusiasts of running or leisurely walks, the wooded area of Southborough Common is an enchanting retreat. Nestled behind St. Peter's Church, this captivating broadleaf woodland features a mix of ancient and young trees cascading down to a tranquil stream.

Just a stone's throw away, Tunbridge Wells offers a plethora of renowned retail establishments. The nearest mainline station, High Brooms, is approximately 1.1 miles (Tunbridge Wells Station is 2.2 miles), providing swift and frequent train services to London Charing Cross. Additionally, Tonbridge Station is served by two railway lines offering around 34 daily trains to London Bridge in as little as 35 minutes.

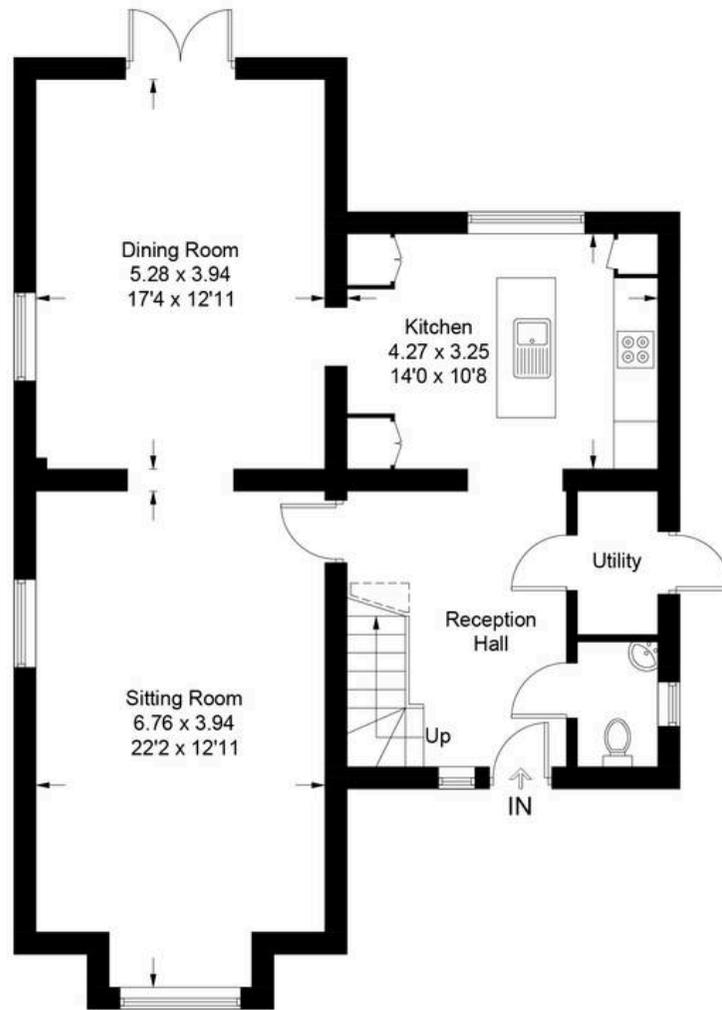
The A21 motorway, linking directly to the M25 and other major routes, is a short drive from Southborough, ensuring seamless connectivity to wider destinations.

## AGENTS NOTE

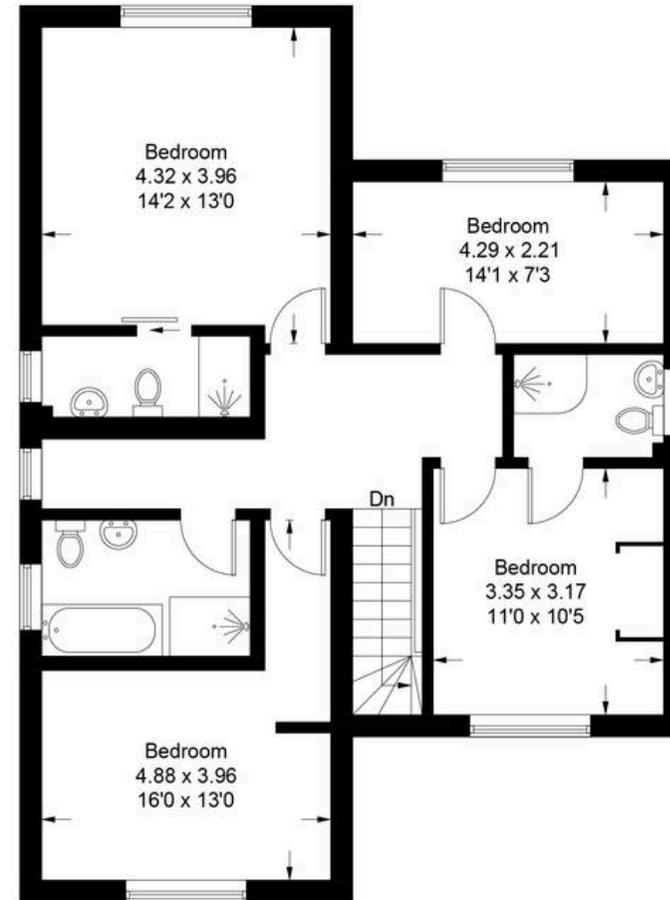


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 159.5 sq m / 1717 sq ft



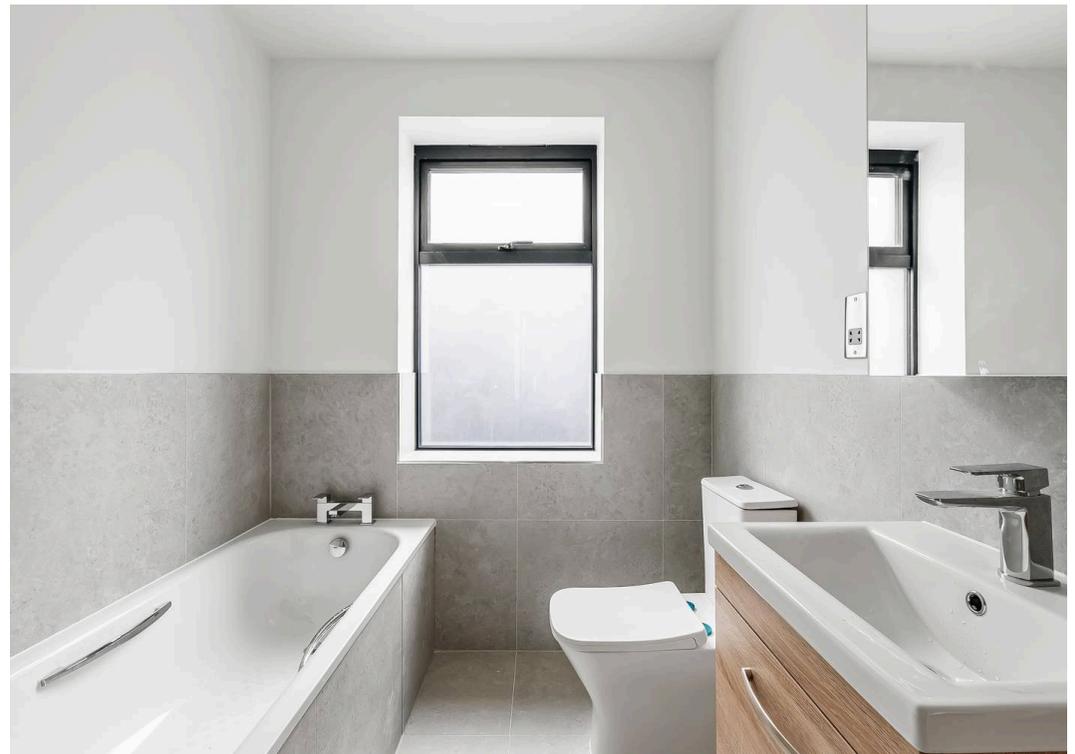
**Ground Floor**



**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. (ID1257187)

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