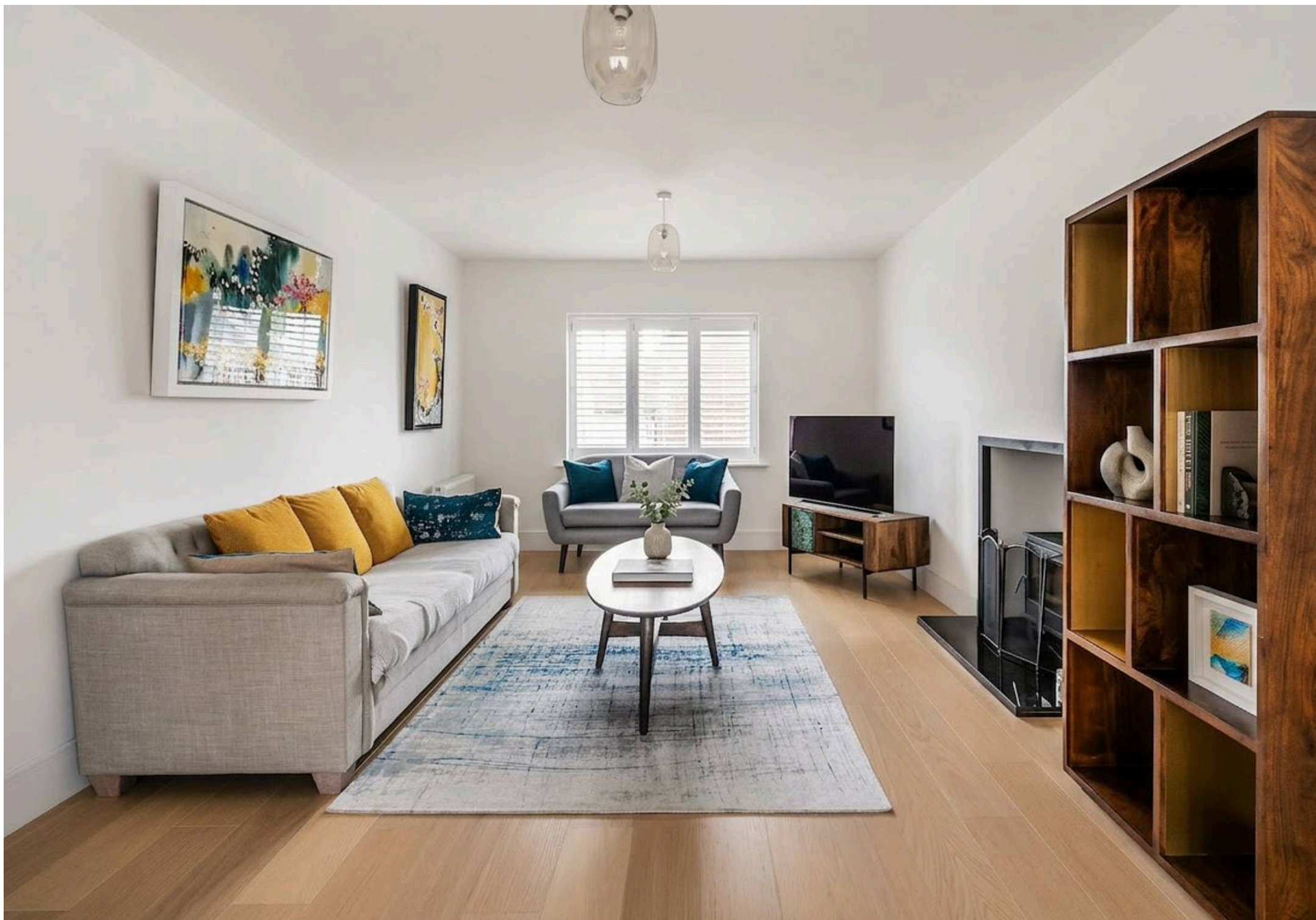




PRIME
BY KINGS ESTATES



19 Duncalf Road

Tunbridge Wells, Tunbridge Wells, TN2 5FT

A beautifully appointed four / five bedroom family home built by Berkeley Homes and set within the highly regarded Hollyfields development. Arranged over three floors, the property offers spacious, flexible, light filled accommodation finished to an exceptional specification, including Siemens kitchen appliances and Villeroy & Boch bathrooms, together with a south facing garden, driveway and garage, all within easy reach of Tunbridge Wells and excellent transport links.

Tenure: Freehold

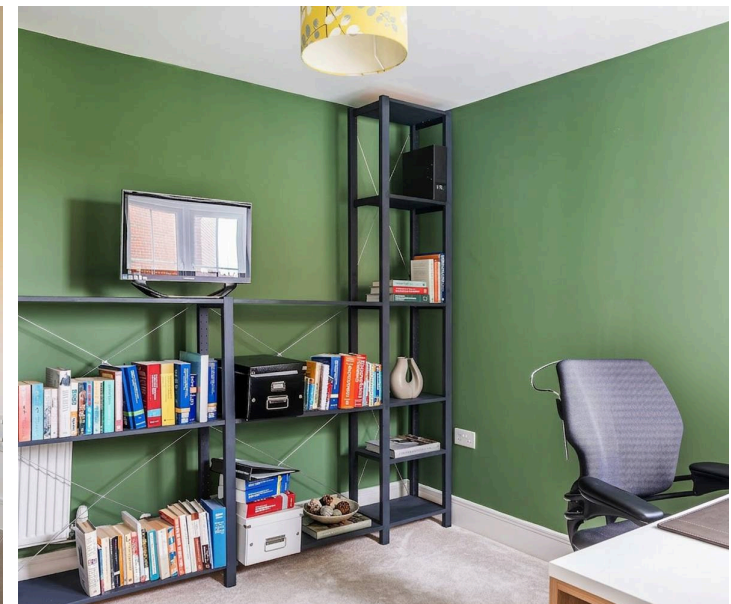
Council Tax Band: G

Energy Efficiency Rating: B

Estate Charge: £701 per annum (reviewed annually)

Peace of Mind: Balance of Premier 10 year build guarantee

- Exceptional Four / Five Bedroom Berkeley Homes Family House
- High Specification Kitchen With Siemens Integrated Appliances
- Luxurious Bathrooms Featuring Villeroy & Boch Sanitaryware
- Impressive Kitchen Dining Room With Bi Folding Doors
- Dual Aspect Sitting Room With Wood Burning Stove
- Versatile Accommodation Arranged Over Three Floors
- South Facing Rear Garden
- Driveway Parking And Garage, EV Charge Points on Development
- Energy Efficient Modern Construction
- Sought After Hollyfields Development With Outstanding St Peter's Primary School On Site





THE PROPERTY

Approximate Gross Internal Area: 1973 Sq Ft / 183.3 Sq M

The entrance hall creates an immediate sense of space and leads through to the principal reception room. The sitting room enjoys a double aspect with windows to the front and rear fitted with plantation shutters, while a fireplace with wood burning stove provides a warm focal point. Also on this level is bedroom four, a generous room with fitted wardrobes and its own en-suite shower room, making it ideal for guests, older children or multi-generational living. A separate cloakroom completes the floor.

The lower ground floor is arranged around a spacious hallway and has been thoughtfully designed with everyday family living and entertaining in mind. The play room opens directly onto the rear garden through double doors and flows seamlessly into the kitchen dining area. The kitchen is fitted with a range of stylish shaker style units complemented by stone work surfaces and a breakfast bar. Integrated Siemens appliances include a double oven, fridge freezer and dishwasher, together with a five ring ceramic hob and extractor. Bi folding doors open onto the south facing garden, creating a natural connection between indoor and outdoor space. A utility room, additional cloakroom and a generous office, which could also serve as a fifth bedroom if required, provide excellent versatility for modern living.

The first floor hosts three further bedrooms. The main bedroom benefits from fitted wardrobes and a well appointed en-suite bath and shower room. Bedrooms two and three are served by a stylish family bathroom, all finished with modern fittings and quality tiling.

Outside, the property enjoys a south facing rear garden providing a pleasant and private outdoor space. To the front there is a driveway providing off road parking together with a garage. The front garden is maintained as part of the estate charge. Public EV charge points are available throughout the development.

Hollyfields is an attractive Berkeley Homes development set within natural landscaping with ponds, wetlands and play areas, creating a welcoming environment for families. St Peter's Primary School, rated Outstanding by Ofsted, sits within the development and everyday amenities including a village store, Fuller's Butcher and The Hawkenbury pub/restaurant are close by. Tunbridge Wells town centre and mainline station are within approximately a 7 min drive or 28 minute walk, offering regular services to London Bridge and Charing Cross.

THE LOCATION

The Hollyfields development by Berkeley Homes is an elegant collection of three, four and five bedroom homes set at the foot of the North Downs, approximately 1.5 miles from the historic and picturesque town centre of Royal Tunbridge Wells.

Thoughtfully designed to blend with its natural surroundings, the development is framed by ancient hedgerows which encourage local wildlife, while landscaped ponds, wetlands and open green spaces create an attractive environment for residents to enjoy. Play areas and walking routes provide a strong sense of community and outdoor living.

At the heart of the development is St Peter's CofE Primary School, an Ofsted Outstanding primary school which has been carefully integrated into the community, making Hollyfields particularly appealing for families.

For commuters, Tunbridge Wells railway station provides regular services to London Bridge and Charing Cross railway station in as little as 42 minutes at peak times, while convenient access to the motorway network and Eurostar services places national and international travel within easy reach.

The development enjoys a semi rural feel while remaining well connected, overlooking attractive countryside and offering a lifestyle that combines village charm with modern convenience.

Nearby amenities include a local village store and post office, the highly regarded Fuller's Butchers and the popular The Hawkenbury. Residents are also well placed for a number of excellent green spaces including Hawkenbury Recreation Ground and Dunorlan Park, which offer a wide range of recreational facilities such as children's play areas, tennis courts, a boating lake and sports pitches.

Further leisure facilities can be found at Grosvenor and Hilbert Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club, Tunbridge Wells Cricket Club and St John's Sports Centre.

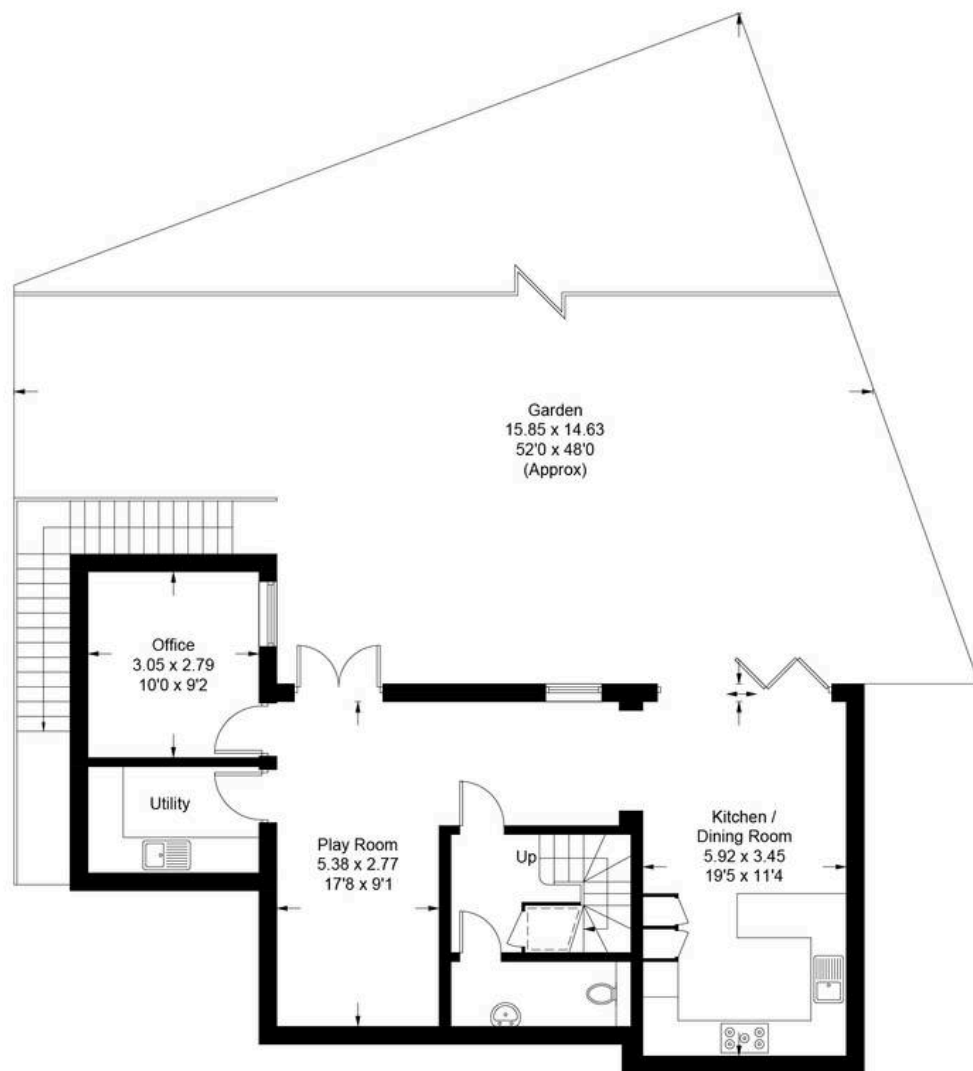
For shopping further afield, the award winning Bluewater Shopping Centre is approximately 26 miles away, while the Kent coastline can be reached comfortably in under an hour by car.



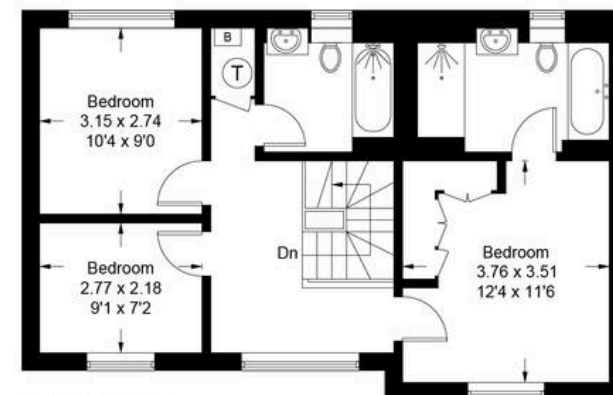
Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft

Garage = 14.8 sq m / 159 sq ft

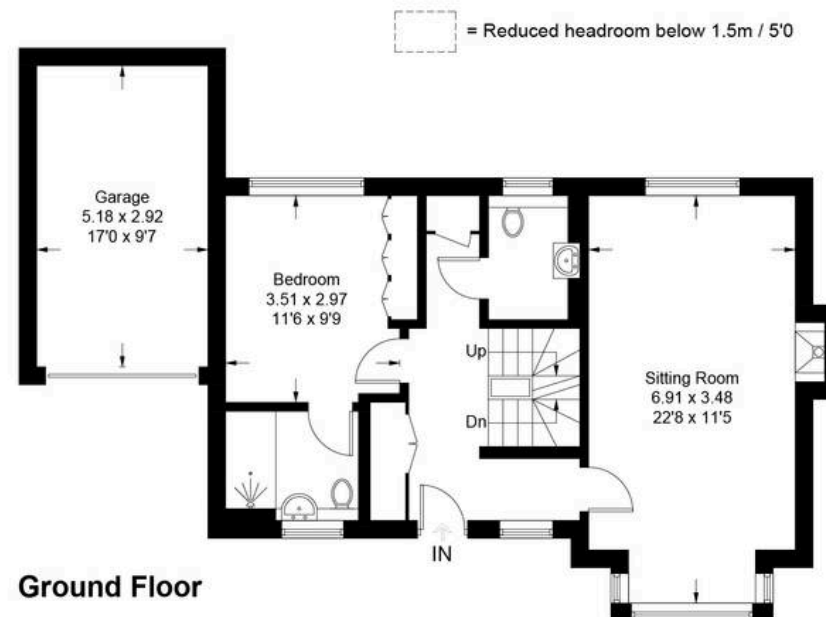
Total = 198.1 sq m / 2132 sq ft



Lower Ground Floor



First Floor

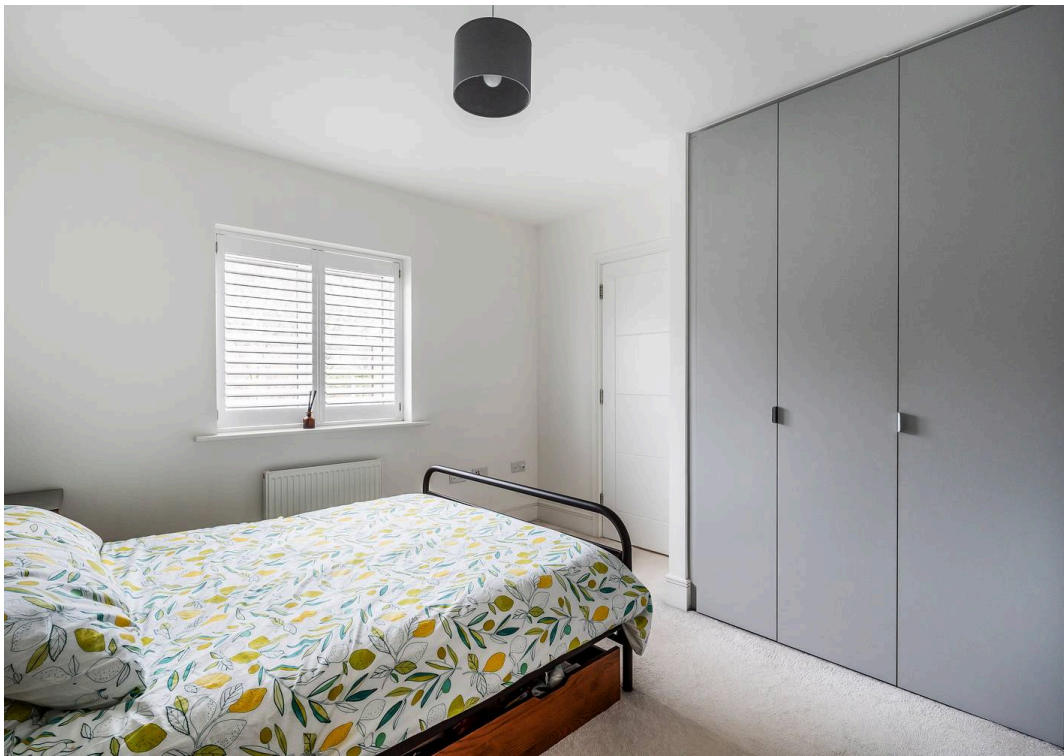


Ground Floor

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. (ID1283665)

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Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • hello@kings-estates.co.uk • www.kings-estates.co.uk/



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