



Ibbett Mosely

Willicombe Park, Tunbridge Wells TN2 3UU





## Willicombe Park, Tunbridge Wells, TN2 3UU

**A well presented two bedroom maisonette located within the grounds of Willicombe Park, offering four acres of landscaped gardens and walks located very close to the main house with all its wonderful amenities**

- Set in Audley Willicombe Park, a vibrant retirement village
- Fully equipped fitness studio
- Activities and classes
- With restaurant, bar, and owners-only events
- Swimming pool and relaxation area
- Convenient for Main line Station
- Free use of on-site health club
- Pre-bookable guest suite for visiting friends and relatives
- Beautiful Communal Gardens
- Private dining area Afternoon tea available.

### PROPERTY SUMMARY

#### GROUND FLOOR MAISONETTE

A spacious two-bedroom property with outside space, close proximity to the main house with its facilities. Accommodation comprises of a spacious lounge/diner, fitted kitchen, main bedroom with ensuite shower/wc, a second bedroom and a family shower/wc off the hallway. Free parking is provided nearby.

#### Property specifications:

Spacious main bedroom with en suite shower

Separate kitchen with integrated appliances including fridge, freezer, oven and dishwasher

Large double aspect lounge-diner

Outside terrace/space

Double glazed and centrally heated

Family bathroom with shower

Property dimensions

Bedroom 1: 4.2m x 2.7m (13'9" x 8'10")

Bedroom 2: 2.8m x 2.7m (9'2" x 8'10")

Kitchen: 3.0m x 2.2m (9'10" x 7'3")

Lounge/Diner: 7.0m x 3.1m (23'0" x 10'2")

**ADDITIONAL AMENITIES:** As an owner at Audley Willicombe Park you will automatically become a member of the Audley Club. This membership entitles you to use the facilities, including the restaurant, bistro bar, health and wellbeing centre, fitness suite and swimming pool. There are also regular owners-only swimming sessions and an owners' library.

### LOCATION

#### Location & Local Context

Audley Willicombe Park sits in the heart of Royal Tunbridge Wells (TN2 3UU)—in a prime, elevated position that's both elegant and effortlessly accessible.

**Transport connections:** Just a short walk from Royal Tunbridge Wells Station, offering regular direct services to London Charing Cross and Cannon Street—a big plus for commuters or visiting family.

**Historic charm meets convenience:** Nestled amid Victorian-era architecture, mature greenery, and the well-kept streets of the Calverley and Mount Sion conservation area.

#### Nearby Amenities: What Residents Love

##### Shopping & Everyday Conveniences

Royal Victoria Place: A modern shopping centre with over 100 stores, cafés, and a supermarket—perfect for quick errands or leisurely browsing.

**The Pantiles:** A beautifully preserved Georgian colonnade filled with boutiques, artisan shops, antique stores, and cafés – great for weekend strolls.

#### Dining & Social Life

A wide range of cafés, restaurants, and pubs line both High Street and Calverley Road—everything from casual lunch spots to upscale dining.

The Pantiles adds charm with its outdoor terraces, live music events, and regularly changing food markets.

#### Health, Leisure & Culture

Just around the corner, Calverley Grounds offers peaceful gardens, a children's play area, and a bandstand with summer performances.

Cultural touchpoints include the Assembly Hall Theatre and Amelia Scott Centre, which host exhibitions, performances, and community events.

#### Parks & Green Spaces

Calverley Grounds and Dunorlan Park are both within a short stroll or drive—popular for walking, relaxing, and casual recreation.

The elevated setting also gives access to scenic walks through the surrounding High Weald Area of Outstanding Natural Beauty.

#### Practical Essentials

**Medical facilities:** Local GP practices and pharmacies are nearby. For hospital services, Tunbridge Wells Hospital in nearby Pembury is within easy reach.

**Transport:** Bus routes run along major roads like Mount Sion and Camden Road, linking to neighbouring localities such as Southborough and Tonbridge too.

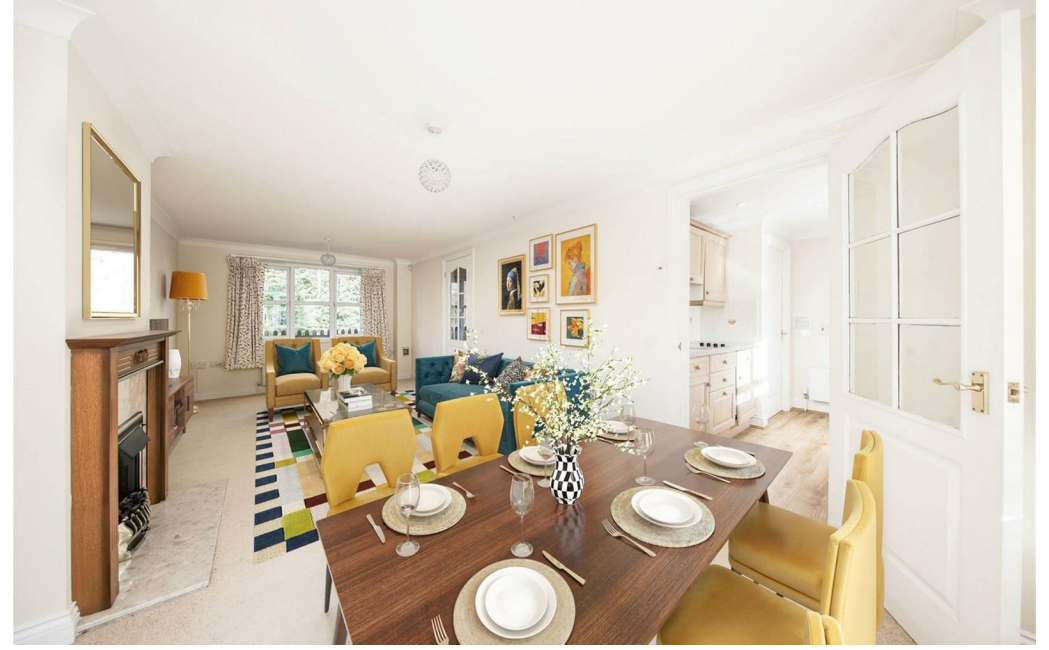
### AGENTS NOTE

**TENURE:** Leasehold for a term of up to 125 years. There is an annual ground rent of £200. The current management charge for the year ending 1st March 2026 is £1,249.89 per calendar month. A deferred management charge also applies to this property.

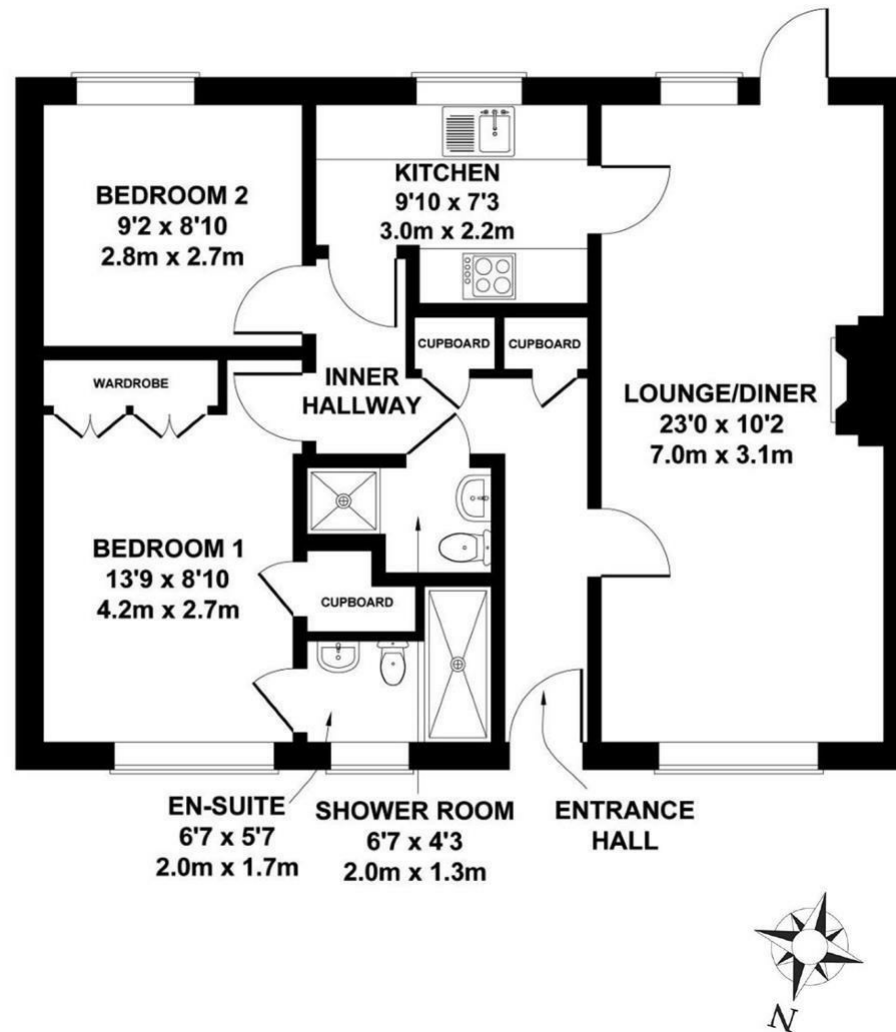
More information on deferred management fees.

**GENERAL:** The measurements in these particulars are approximate and have been provided for guidance purposes only. The internal photographs used in these particulars are reproduced for









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