



Ibbett Mosely

Willicombe Park, Tunbridge Wells TN2 3UU



## 18, Willicombe Park, Tunbridge Wells, TN2 3UU

**This terraced two-bedroom cottage, in need of redecoration and carpeting, is offered with vacant possession**

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

### PROPERTY SUMMARY

#### TWO BEDROOM BUNGALOW

This charming two-bedroom cottage is in a pretty location in a quiet setting, yet close to the main house, within the grounds of Willicombe Park offering four acres of landscaped gardens and walks.

#### Property specifications

Two-bedroom cottage with downstairs WC/shower  
 South facing garden terrace  
 En-suite WC to main bedroom and fitted wardrobes in both bedrooms  
 L-shaped lounge/dining room with rear door to terrace  
 White oak fitted kitchen with integrated appliances including fridge freezer, oven, hob, washer dryer and dishwasher  
 Pre-bookable guest suite for friends/relatives to come and stay.  
 Free parking nearby  
 Stairlift friendly  
 Audley is acting on behalf of the Audley owner or vendor to sell this property.

### LOCATION

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.

### ABOUT THE VILLAGE

Set in four acres of gardens in Royal Tunbridge Wells, Audley Willicombe Park retirement village has 67 penthouses, apartments and cottages. At the heart of the village is Willicombe House, a refurbished Victorian villa. At Audley, living well and staying well has always been our number one priority. That is why our Tunbridge Wells retirement village has been built and developed with your health and wellbeing in mind. Discover a luxurious health and leisure club at the heart of this beautiful retirement village.

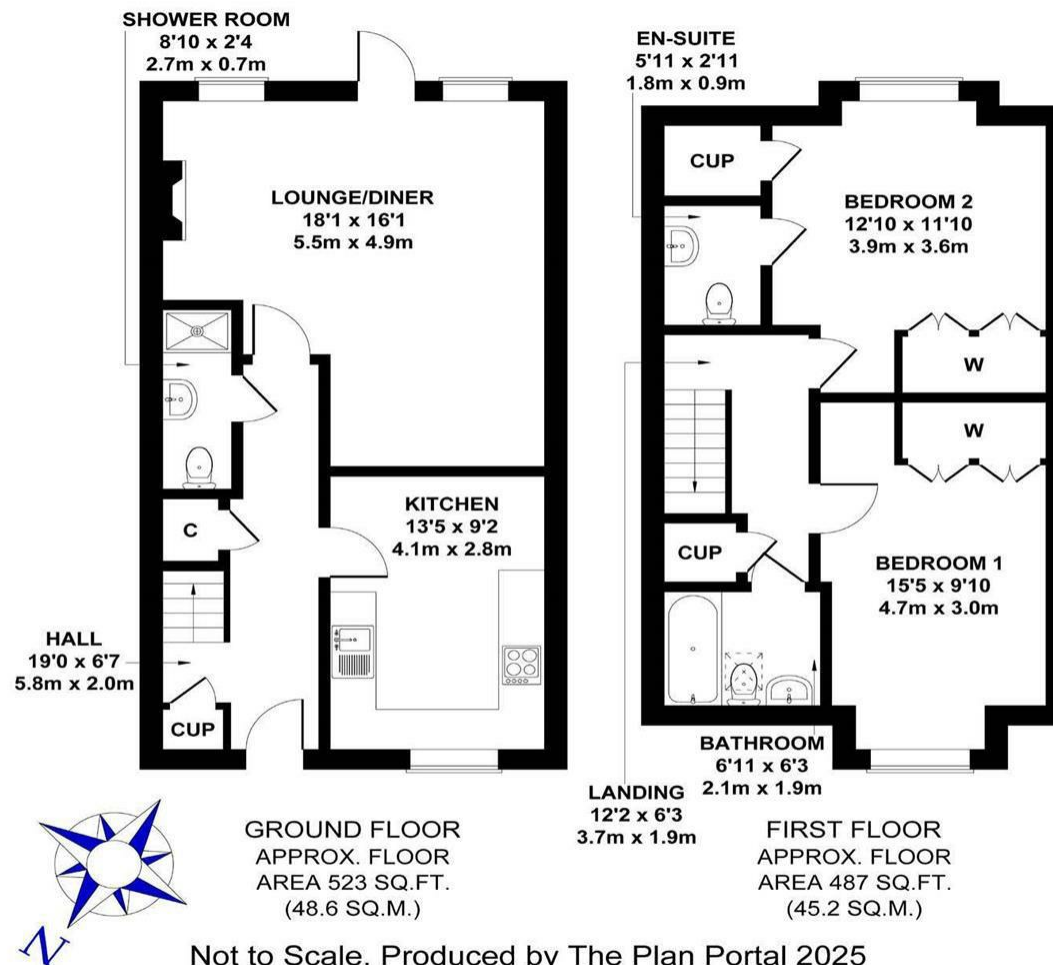
Audley owners and their guests have full use of the facilities, while the Audley Club and restaurant are also open to local people.

### AGENTS NOTE

TENURE: Leasehold for a term of up to 125 years. There is an annual ground rent of £200. The







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