

3 GOLDING ROAD

TUNBRIDGE WELLS, TN2 3FN



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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A rare opportunity to own the 'Sunburst' house type—one of just five on the exclusive Knights Wood development and the only one with a generous terrace and dual side access. This stylish 3-bedroom detached home blends high-spec interiors with a beautifully landscaped, south-west facing garden.

- Rare 'Sunburst' House Style – Only 1 of 5 Built
- Only One With Dual Side Access and Generous Garden Terrace
- Stylish Three Bedroom Detached Home
- Contemporary Kitchen/Diner With Granite Worktops
- Dual-Aspect 18ft Sitting Room With French Doors
- South-West Facing Landscaped Garden
- Driveway, Electric Garage Door & EV Charging Point
- Verisure CCTV Security System Installed
- Sought-After Knights Wood Development With On-Site Facilities
- Available with No Onward Chain

Energy Efficiency Rating: B



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THE PROPERTY

Set within the highly regarded Knights Wood development, this exceptional three-bedroom detached house is the rare and sought-after 'Sunburst' style—one of just five built and the only one to benefit from both dual side access and a large garden terrace, creating a sense of space.

The property has been thoughtfully upgraded by the current owner to offer stylish, modern living with quality finishes throughout. The light-filled entrance hall leads into a striking dual-aspect 18ft sitting room with French doors opening directly onto the terrace. A beautifully reconfigured kitchen/diner sits at the rear of the house, featuring granite worktops, additional cabinetry, integrated appliances, and French doors to the garden—perfect for entertaining and enjoying family life. A separate utility room and downstairs WC add further practicality.

Upstairs, three generous bedrooms all feature built-in mirror-fronted wardrobes. The principal bedroom enjoys a Juliette balcony to the front and a contemporary en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom with modern fittings and elegant tiling.

A real highlight is the large, south-west facing rear garden, re-landscaped to offer a low-maintenance space with high-quality artificial grass, raised sleeper flower beds, and established ornamental trees. The elevated patio terrace, accessed directly from both the sitting room and kitchen, creates an inviting spot for outdoor dining or relaxing in the sun. With side access on both sides of the property, this home enjoys enhanced practicality and privacy.

The front of the house offers a neat slate-chipped garden with hedge, driveway with an electric car charging point, and access to the garage. The garage has been upgraded with an electric roller door, loft storage, lighting and power, and one plastered wall—offering potential for conversion into a gym or workspace.

Further enhancements include a Verisure security and CCTV system and upgraded internal doors throughout.

Residents of Knights Wood enjoy the benefit of excellent on-site amenities including a convenience store, play areas and coach stop. With extensive retail and leisure facilities nearby, this home offers both comfort and convenience in a sought-after setting.

OTHER INFORMATION

TENURE - Freehold

ESTATE CHARGE - circa £500 per annum

COUNCIL TAX BAND - E - Tunbridge Wells Borough Council

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

THE LOCATION

Set within almost 150 acres of protected woodland just minutes from the heart of Royal Tunbridge Wells, this award-winning new community offers a unique opportunity to enjoy the very best of town and country.

Amenities: Knights Park benefits from convenient access to a variety of local amenities, including a town square with shops and services. Residents enjoy proximity to the vibrant Royal Tunbridge Wells town centre, which offers an excellent selection of restaurants, theatres, and shops. Tunbridge Wells is the only spa town in the Southeast of England, featuring elegant architecture and a variety of cultural, entertainment, and shopping attractions, including the historic Pantiles known for its charming Georgian colonnade, summer jazz festivals, and regular food and craft markets. The nearby Pantiles district is the perfect destination for those seeking both high street brands and charming independent boutiques. Additionally, High Brooms is located nearby with local shops and North Farm Industrial Park, which features an Odeon Cinema, Nuffield Health & Fitness, Asda, and M&S supermarkets. The impressive Bluewater Shopping Centre is just 26 miles away, and lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: For leisure and recreation, Knights Park offers an abundance of options. The surrounding woodland and green spaces provide a tranquil environment for outdoor activities such as walking and cycling. Within walking distance, residents can enjoy the Nuffield Health Club, a multi-screen cinema, and a bustling retail park. Recreational amenities such as Dunorlan and Grosvenor & Hilbert Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club, and St John's Sports Centre enhance the area's appeal, making Knights Park an ideal location for those seeking a balanced lifestyle of relaxation and convenience.

State and Private Schools: Families at Knights Park have access to outstanding educational opportunities. The Skinners Kent Primary School, a premium purpose-built facility, is located within the development itself.

Additionally, Royal Tunbridge Wells and the surrounding area are home to a number of highly-regarded secondary schools, both state and private, including Skinners, Tunbridge Wells Grammar School for Girls (TWGGS), Tunbridge Wells Grammar School for Boys (TWGSB), Bennett Memorial Diocesan, and St Gregory's, ensuring a strong educational foundation for children of all ages.

Mainline Rail: Knights Park is well-connected to central London via two nearby railway stations: High Brooms and Tunbridge Wells. High Brooms is approximately 1 mile away, providing fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street, with journey times starting from around 50 minutes. For added convenience, an exclusive shuttle bus operates from Knights Park to High Brooms station during peak morning and evening hours, enhancing connectivity for commuters.

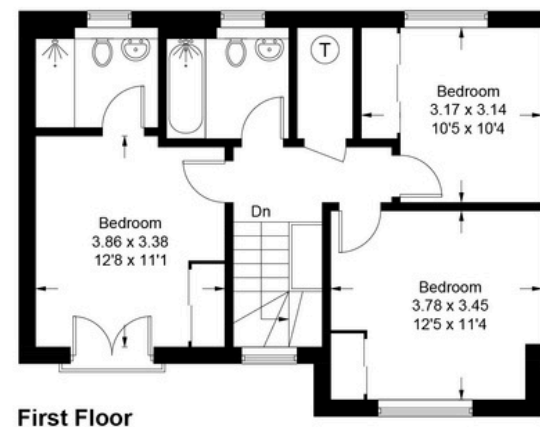
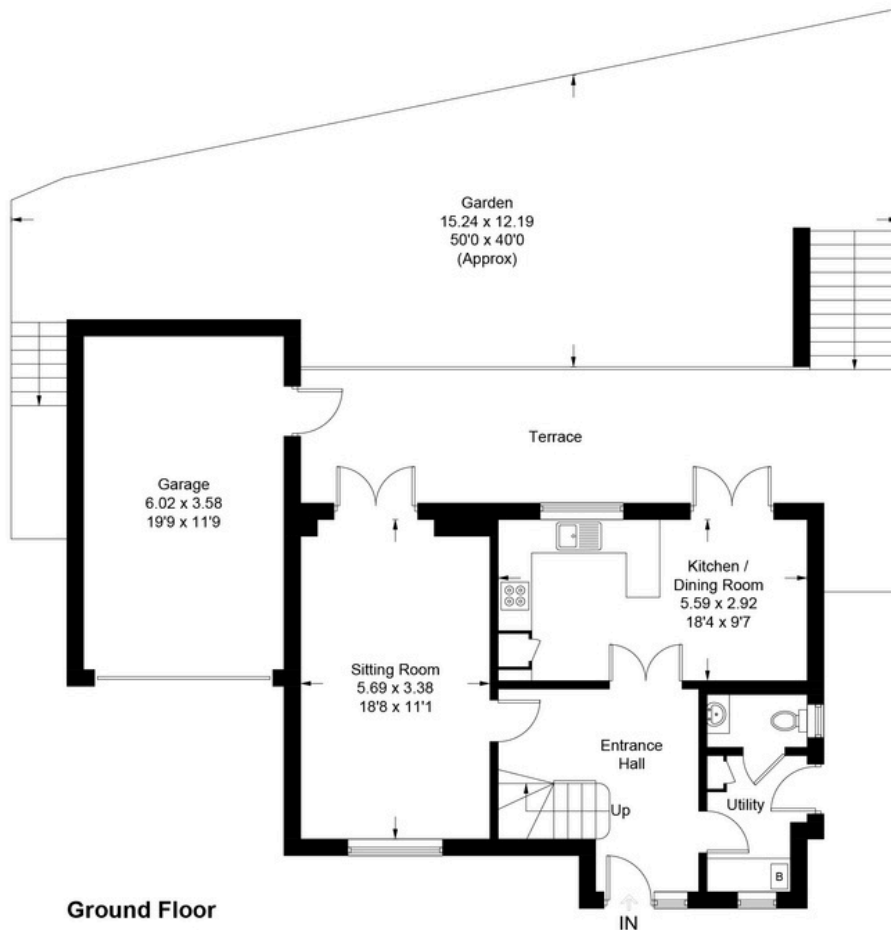
Communications & Roads: Knights Park boasts excellent road connections, providing easy access to the A21 and M25, facilitating travel to London and the south coast. For those working in London, the Centaur commuter coach service offers a direct and comfortable route to Canary Wharf and other key destinations in the capital. The strategic location of Knights Park makes it a desirable spot for those looking to enjoy both urban and rural lifestyles.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft
 (Excluding Void)
 Garage = 21.7 sq m / 233 sq ft
 Total = 133.1 sq m / 1432 sq ft



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. (ID1227016)

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