



PRIME
BY KINGS ESTATES



41 Hockbury Crescent

Tunbridge Wells

Kings Estates are pleased to present this exceptional five bedroom detached home, offering approx. 2,428 sq. ft. of modern accommodation, a stunning kitchen/diner, south-east garden and double garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Exceptionally spacious five double bedroom detached home
- Approximately 2,428 sq. ft. arranged over three floors
- One of the largest designs within the Hollyfields development
- Built in 2022 and offered for the first time since new
- Stunning kitchen/diner with bifold doors and quartz worktops
- Triple aspect sitting room with garden access
- Versatile second reception/family room
- Principal suite with dressing area and ensuite bathroom
- Private south-east facing garden with patio and lawn
- Driveway parking and double garage





Kings Estates are pleased to present this exceptional five double bedroom detached family home, offering over 2,400 sq. ft. of beautifully designed accommodation, arranged across three spacious floors.

Built in 2022 by Berkeley Homes and coming to the market for the first time since its original purchase, it is one of the largest style of properties on the estate, with accommodation arranged over three floors providing approximately 2,428 sq. ft. This impressive home combines modern design with a warm and inviting feel, perfectly suited to family living within the highly sought-after Hollyfields development, known for its strong sense of community and excellent access to St Peter's Church of England Primary School.

The ground floor is thoughtfully arranged to balance everyday living with entertaining. At its heart is the stunning dual aspect kitchen/diner, fitted with stylish shaker cabinetry, quartz worktops, metro tiling and a generous peninsula with seating and waterfall edge, creating a natural social hub. Bifold doors open directly onto the garden, filling the space with natural light and seamlessly connecting indoor and outdoor living. The triple aspect sitting room is a beautifully bright and spacious area with doors opening to the garden, while a separate dual aspect family room offers excellent versatility as a playroom, study, TV room or additional reception space. A well-appointed utility room with garden access, a modern cloakroom and multiple storage cupboards complete the ground floor.

Arranged over the upper floors are five well-proportioned double bedrooms, offering flexible accommodation for growing families. The principal suite is particularly impressive, featuring a dedicated dressing area with fitted wardrobes and a stylish ensuite bathroom. Bedrooms two and three are served by a contemporary shower room, while the top floor provides two further double bedrooms alongside an additional family bathroom. Bright and airy landings, a charming balcony and excellent eaves and cupboard storage further enhance the sense of space throughout.

Externally, the property continues to impress with a generous and private south-east facing rear garden, ideal for both relaxing and entertaining, with a patio area, lawn and raised sleeper flower beds. To the front, a private driveway and double garage provide ample off-road parking. Further benefits include a solar PV system, approximately six years remaining on the NHBC warranty, and a convenient location within easy reach of Tunbridge Wells town centre, its extensive amenities and transport links, making this an outstanding long-term family home.

OTHER INFORMATION

TENURE - Freehold

COUNCIL TAX BAND - G - Tunbridge Wells Borough Council

ESTATE CHARGE - TBC per annum (reviewed annually)

PEACE OF MIND - Balance of Premier 10 year build guarantee

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.

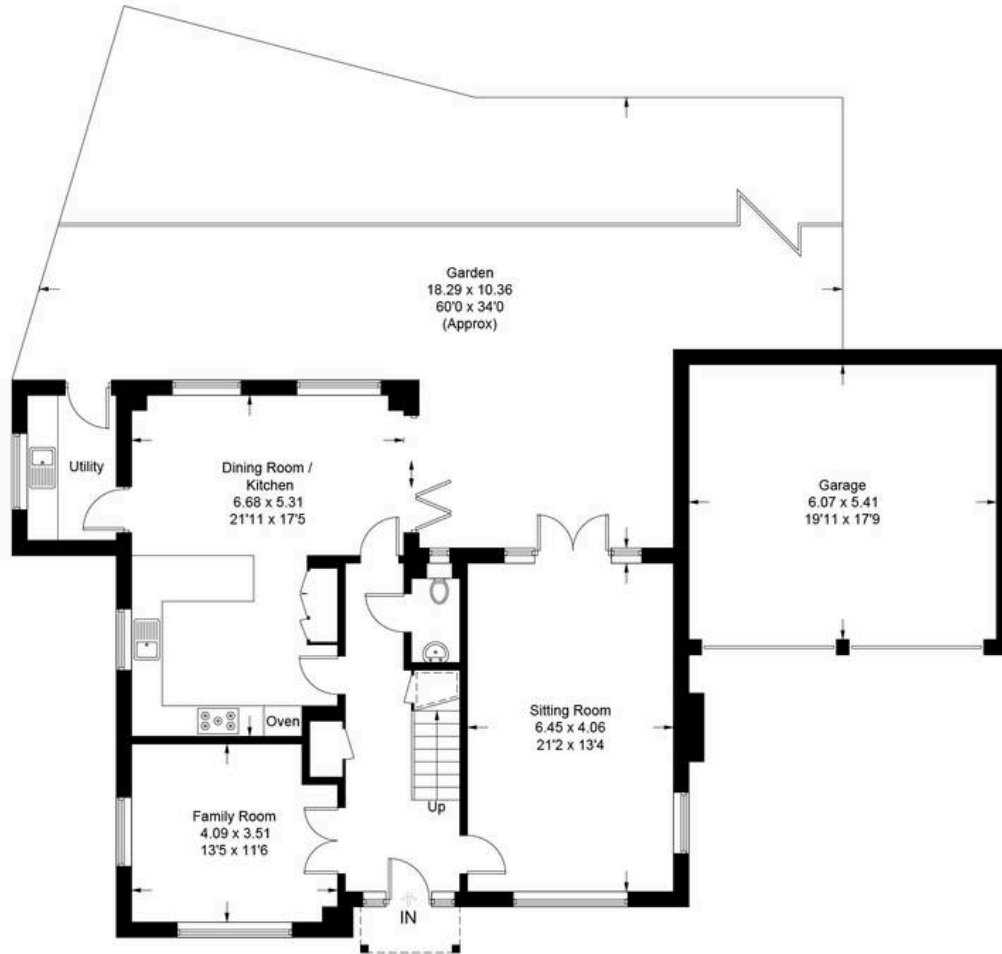
For shopping further afield, the award winning Bluewater Shopping Centre is approximately 26 miles away, while the Kent coastline can be reached comfortably in under an hour by car.



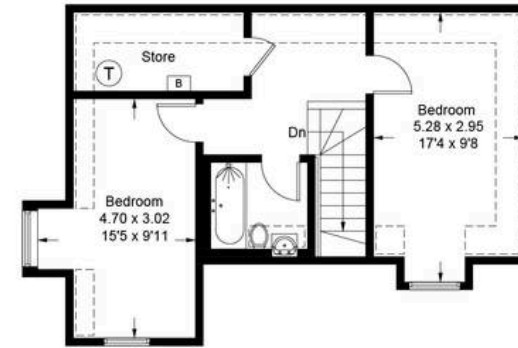
Approximate Gross Internal Area = 225.6 sq m / 2428 sq ft
 Garage = 32.7 sq m / 352 sq ft
 Total = 258.3 sq m / 2780 sq ft



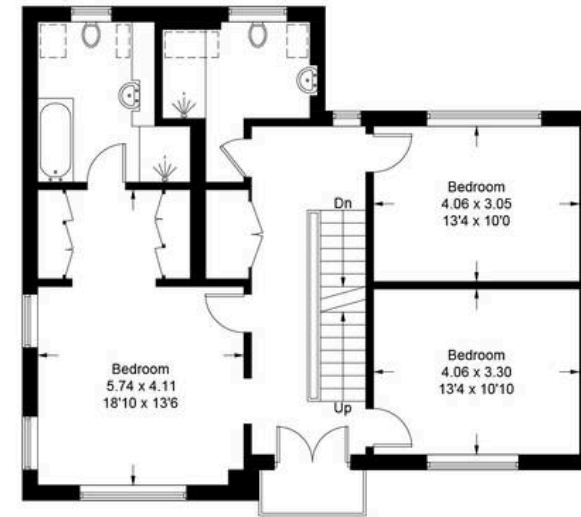
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



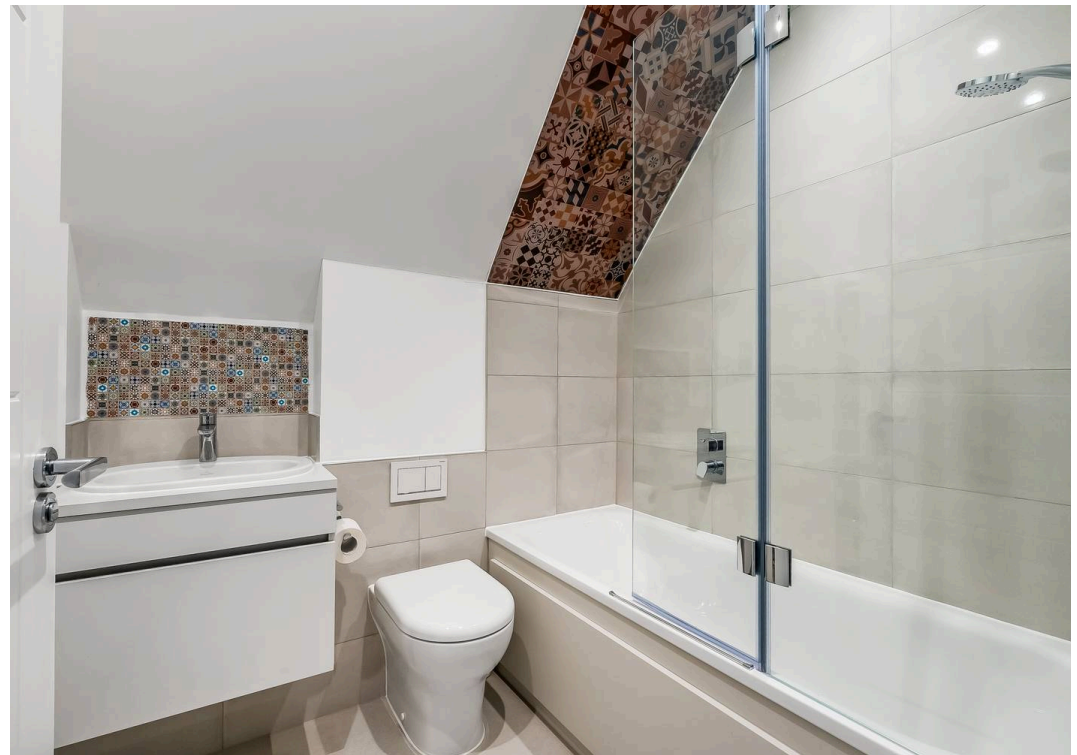
First Floor

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. (ID1303723)

www.bagshawandhardy.com © 2026



SEYMOUR DRIVE











Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

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



PRIME
BY KINGS ESTATES