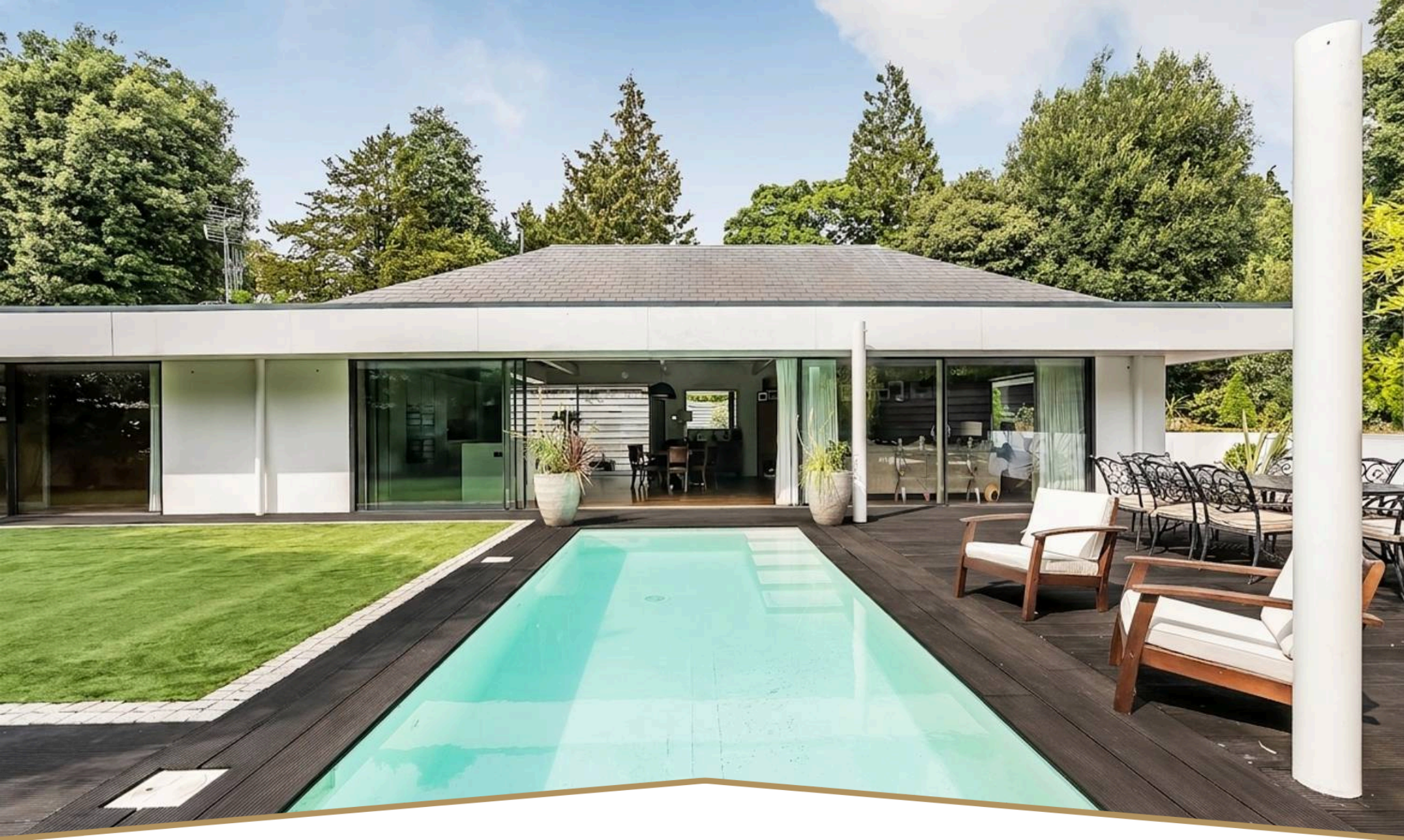




PRIME
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Mulberry House

Tunbridge Wells, TN1

Architecturally impressive and thoughtfully designed, this outstanding contemporary residence stands among Tunbridge Wells' finest modern homes. Seamlessly combining bold architectural design with highly practical family living, the property showcases exceptional attention to detail throughout. Features include underfloor heating, a whole-house air recirculation system, smart home technology and an eco-conscious rainwater harvesting system, all enhancing both comfort and efficiency.

Tenure: Freehold

Energy Efficiency Rating: C

Council Tax Band: G

- Exceptional Contemporary Detached Residence
- One Of Tunbridge Wells' Finest Modern Homes
- Stunning Open Plan Kitchen, Dining And Living Space
- Four Bedrooms Including Three Luxurious Suites
- Bespoke Principal Suite With Dressing Room And En Suite
- Underfloor Heating, Smart Home Technology And Air Recirculation System
- Beautifully Landscaped Private Gardens
- Heated Swimming Pool And Multiple Entertaining Terraces
- Driveway, Integral Double Garage And Electric Vehicle Charging Point
- Superbly Positioned For The Town Centre, Mainline Station And Excellent Schools





A striking double-height entrance hall immediately sets the tone, with a vaulted ceiling and roof light flooding the space with natural light. Warm oak flooring continues beneath, while a glazed inner hallway draws the eye through the home to the beautifully landscaped gardens beyond.

At the heart of the home is a spectacular open-plan kitchen, dining and living space, perfectly suited to family life and entertaining. The contemporary handleless kitchen centres around an impressive Corian island with breakfast bar seating, complemented by sleek cabinetry and a comprehensive range of integrated Siemens appliances, including double ovens, induction hob, full-height fridge and freezer, dishwasher and wine fridge. Two inset sinks feature a Quooker boiling water tap and a filtered water tap. The space flows effortlessly into the dining area and stunning sitting room, where bespoke fitted cabinetry provides stylish media storage. A vaulted ceiling, full-height sliding glazed doors and triple-aspect windows create an exceptional sense of light and space while seamlessly connecting with the gardens.

The principal suite provides a luxurious private retreat, with sliding doors opening onto a decked terrace. A beautifully appointed dressing area features full-height fitted wardrobes with integrated lighting, bespoke floating bedside tables and a dressing desk. The en suite bathroom is finished to an exceptional standard, complete with a freestanding bath, large walk-in shower, floating double vanity unit and a separate WC discreetly concealed behind a pocket door.

The remaining accommodation is equally impressive. Two further bedroom suites each enjoy direct access to the terrace, fitted wardrobes and stylish en suite facilities. A fourth bedroom, currently arranged as a home office, benefits from built-in furniture and large sliding pocket doors, allowing it to open into the living space if desired.

A well-equipped utility room provides additional storage with Corian worktops and an inset sink, while a guest cloakroom and a central hallway with integrated storage further enhance the home's practicality.

Outside, the beautifully landscaped gardens have been designed to create a variety of private outdoor spaces. Artificial lawn, mature planting and formal hedging are complemented by multiple seating areas, a heated swimming pool, a raised terrace for al fresco dining, greenhouse, rendered garden store and productive raised beds.

To the front, a private driveway provides off-road parking and leads to a double integral garage with an electric up-and-over door, power, lighting, shelving and internal access. An electric vehicle charging point is also installed.

Occupying an enviable position on the highly regarded Calverley Park Gardens, this wonderful unique home enjoys one of Royal Tunbridge Wells' most prestigious residential settings. Perfectly balancing peace and privacy with exceptional convenience, the property is just a short stroll from the vibrant town centre, where an excellent selection of independent boutiques, cafés, restaurants and national retailers can be found, together with the historic Pantiles, renowned for its Georgian colonnade, regular markets and lively programme of cultural events.

For commuters, the property is ideally placed, with Tunbridge Wells railway station approximately 0.6 miles away, providing fast and frequent services to London Bridge, Charing Cross and Cannon Street, making it an excellent choice for those travelling into the City.

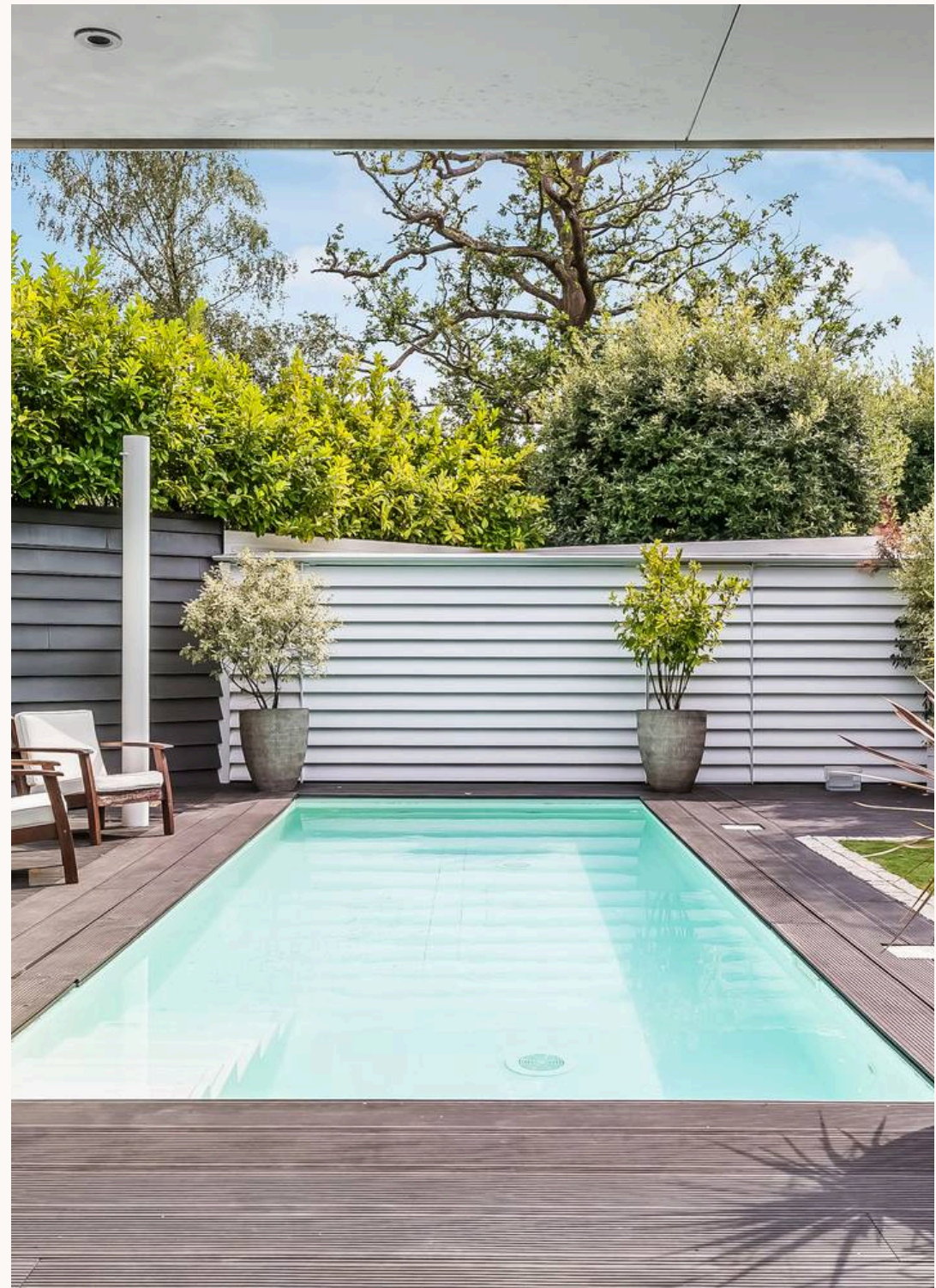
The area is particularly well served by a superb choice of highly regarded schools, including the renowned grammar schools in Tunbridge Wells and neighbouring Tonbridge, together with an excellent selection of respected independent and primary schools, making the location equally appealing for families.

Outdoor enthusiasts are equally well catered for, with the beautifully maintained Calverley Grounds just moments away, offering ornamental gardens, tennis courts, children's play areas and open green space. Nearby, the historic The Pantiles, Dunorlan Park and the surrounding High Weald countryside provide an abundance of opportunities for walking, recreation and leisure.

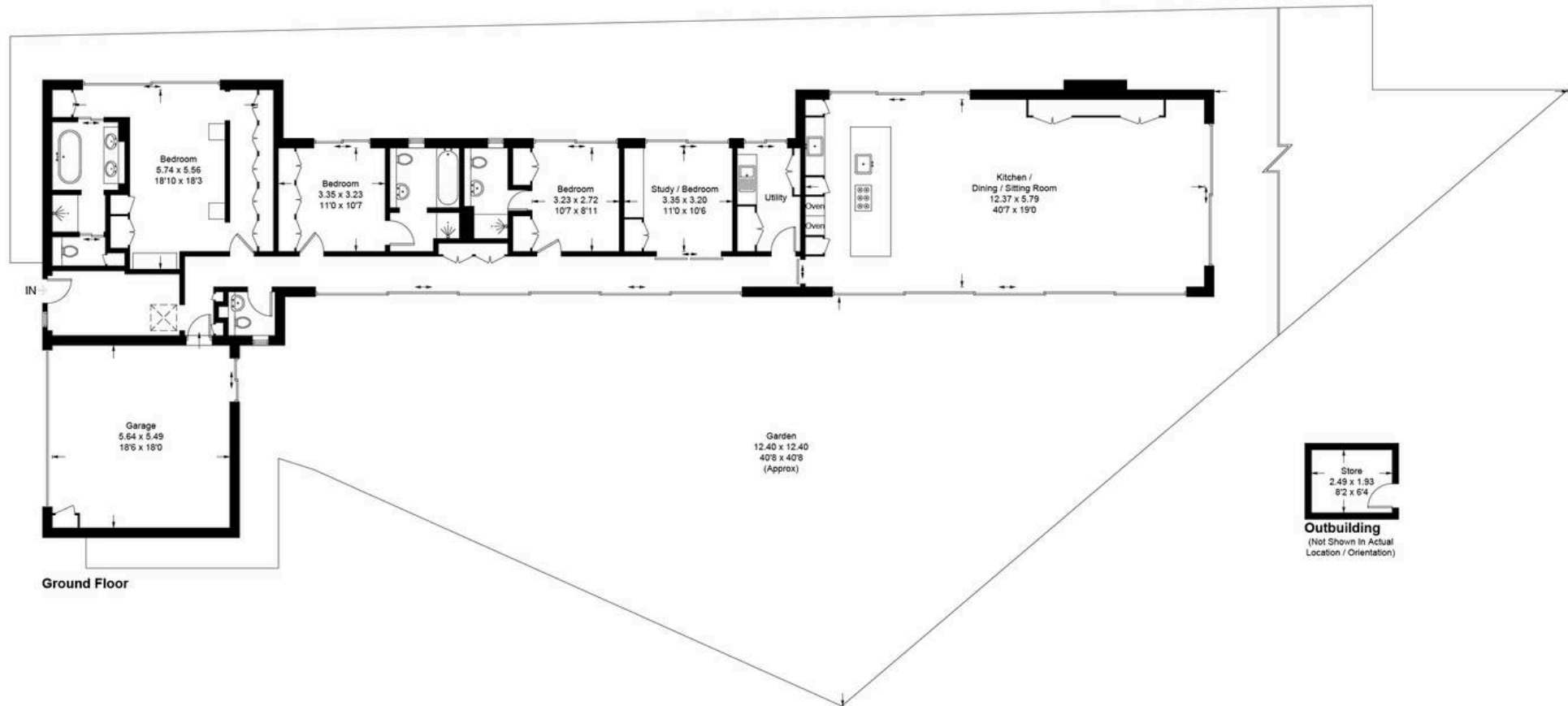
Despite its central position, Calverley Park Gardens retains an established residential feel, characterised by elegant period homes and mature surroundings. It is a location that offers the very best of Tunbridge Wells living, where everything from excellent transport links and outstanding schooling to green open spaces, shopping and fine dining can be enjoyed within easy walking distance.

Distances (Approximate)

- Tunbridge Wells Mainline Station: **0.6 miles** (London Bridge from approximately 42 minutes)
- The Pantiles: **0.5 miles**
- Calverley Grounds: **0.2 miles**
- Dunorlan Park: **0.8 miles**
- A21 (Pembury): **2 miles**
- M25 (Junction 5): **16 miles**
- Central London: **Approximately 40 miles**



Approximate Gross Internal Area = 234.5 sq m / 2524 sq ft
Store = 4.9 sq m / 53 sq ft
Total = 239.4 sq m / 2577 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. (ID1322566)

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