



PRIME
BY KINGS ESTATES



8 Oakfield Court Road

Tunbridge Wells

Kings Estates are pleased to present this elegant four bedroom Arts and Crafts home in a prime location, offering generous living space, period charm, a superb west-facing garden and off-road parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four bedroom attached Arts and Crafts home
- Built in 1926 by Messrs Hobbs
- Sought-after Village location near Camden Hill and Camden Park
- Beautifully preserved period features throughout
- Generous and elegant reception spaces
- Bespoke kitchen with granite worktops and gas-fired Aga
- Principal bedroom with en-suite shower room
- Large loft with excellent potential for conversion STPP
- North-Westerly facing landscaped rear garden
- Private driveway and carport providing off-road parking





Kings Estates is pleased to present this truly exceptional four bedroom residence, a fine example of Arts and Crafts architecture, positioned at the end of a peaceful cul-de-sac in the highly sought-after 'Village' area of Tunbridge Wells, moments from Camden Hill and Camden Park. Constructed in 1926 by Messrs Hobbs, this elegant home effortlessly combines timeless character with modern day comfort, retaining a remarkable array of original features including panelled walls, exposed beams, fireplaces and even original door locks and keys. From entering the impressive oak floored reception hall, complete with a striking 'duck nest' fireplace, there is an immediate sense of warmth, heritage and quality that continues throughout.

The ground floor accommodation is both generous and beautifully balanced, perfectly suited to modern family living and entertaining. The sitting room is a welcoming and stylish space, centred around a wood burning stove and enhanced by a charming bay window that fills the room with natural light. The dining room is equally impressive, featuring a character fireplace and a bay with door opening directly onto the rear terrace, creating a seamless connection between indoor and outdoor living. At the heart of the home lies the hand-built kitchen, with bespoke solid wood cabinetry, polished granite worktops, a Butler sink and a gas-fired Aga, offering both practicality and a real focal point for the home. A central island provides additional preparation space, while a walk-in larder adds further convenience. Beyond the kitchen, a well-appointed utility room with a 2-ring induction hob and cloakroom ensure the home functions effortlessly for busy family life.

Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a light and spacious landing. The principal bedroom is particularly attractive, enjoying a peaceful outlook over the rear garden and across town to Mount Ephraim and a contemporary en-suite shower room. The remaining bedrooms, all generous in size, offer flexibility for family, guests or home working, and are served by a stylish family bathroom. The second bedroom benefits from a full wall of built-in wardrobes and cupboards. Of particular note is the substantial loft space, already benefiting from excellent head height and offering outstanding potential for further development, subject to the necessary consents, allowing future owners to enhance and adapt the home to their needs.

Externally, the property enjoys beautifully established, north-westerly facing gardens which are notably larger than typically found in this central location. The rear garden is thoughtfully arranged over two levels, with a full-width terrace immediately adjoining the house, ideal for al fresco dining, entertaining or simply enjoying the afternoon and evening sun. Steps lead down to a well-maintained lawn framed by mature planting, including camellias, hydrangeas, bay trees and fig trees, creating a wonderfully private and tranquil setting. To the front and side, the property further benefits from a private driveway and carport providing off-road parking for two vehicles, an increasingly rare and highly desirable feature within the 'Village' area. There is also a covered storage area behind the car port, at the side of the house.

'The Village' area

Situated in a sought-after no through road, the property enjoys a prime location within walking distance to The Grove, Claremont Primary School, and train Station. The property is within close proximity to highly regarded schools, such as Claremont Primary School, as well as a selection of independent and selective secondary and preparatory schools. The Village area of Tunbridge Wells is renowned for its diversity of property styles and offers a fantastic lifestyle with its close proximity to The Grove, the old High Street, The Pantiles, and the main line railway station, providing convenient commuter services to both London and the south coast. The bustling retail centres of Tunbridge Wells, including the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct, are just a short half-mile away.

Residents of this area benefit from a vibrant and popular modern centre with a wide range of amenities, including well-known high street names, beautiful architecture, independent retailers, charming restaurants, and cosy cafes. Abundant parks and Tunbridge Wells Common offer opportunities for leisurely strolls or outdoor activities. Nearby leisure facilities include golf, tennis, rugby, and cricket clubs, providing ample options for active pursuits. For those seeking cultural experiences, Tunbridge Wells Assembly Halls and Trinity Theatre are easily accessible, offering a variety of entertainment options.

OTHER INFORMATION

COUNCIL TAX BAND - F (Tunbridge Wells Borough Council)

TENURE - Freehold

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

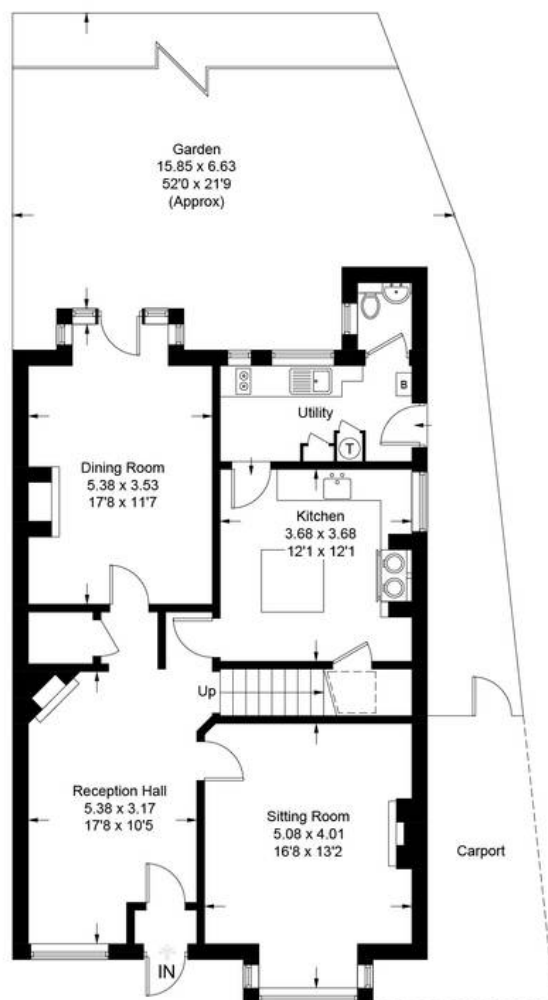


 = Reduced headroom below 1.5m / 5'0

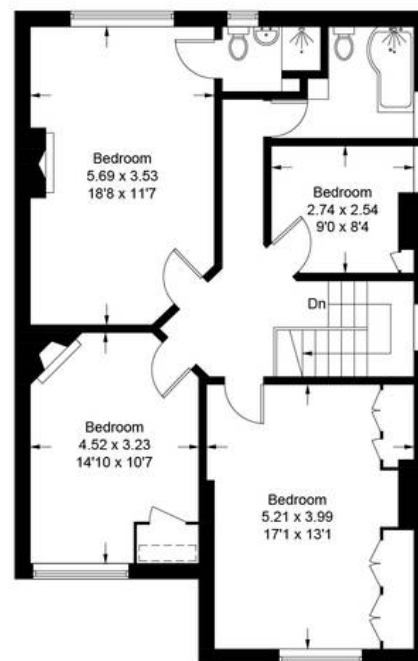
Approximate Gross Internal Area = 170.6 sq m / 1836 sq ft

Store = 7.5 sq m / 81 sq ft

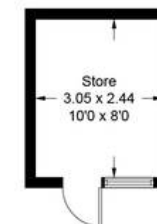
Total = 178.1 sq m / 1917 sq ft



Ground Floor



First Floor



Outbuilding
(Not Shown In Actual Location / Orientation)

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. (ID1323273)

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