



Nexill

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BEAUPROPERTY



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ROW

Sitting in the heart of Royal Tunbridge Wells, Nevill Row is a collection of eight modern, finely-crafted Victorian-style homes. Each home has been individually designed by boutique developers, Beau Property.

Renowned for its Georgian and Victorian architecture, Royal Tunbridge Wells is surrounded by local woodland, RSPB nature reserves and even a national pinetum. Despite its rural location, the town's excellent transport links mean you can reach central London or the south coast in just an hour.

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Location

Royal Tunbridge Wells

Royal Tunbridge Wells is one of the few towns in England to have officially been given royal appointment, commemorating Queen Victoria's love for the place. So it's no surprise that it has a reputation as one of the most desirable towns to live in south-east England.

If you live in Nevill Row, you'll be able to enjoy regular markets, a busy schedule of local events, as well as the wide open spaces of the neighbouring parks. This elegant and historic spa town has an extensive range of shops on the picturesque High Street and along the famous colonnaded walkway of The Pantiles. Both are just a short walk from your front door.

In fact, Nevill Row sits in the perfect location if you're yearning for a more tranquil life but still want the bustle and activity of a vibrant town.





Transportation

Nevill Row is ideally situated if you are planning to travel by train. With Tunbridge Wells station a mere ten-minute walk away, you can easily get to the Brighton coast, or enjoy a day out in London which is just an hour by rail.

If staying closer to home is more your cup of tea, Tunbridge Wells West station just two minutes away. Here, you can travel on the Spa Valley Railway, with its steam and heritage diesel train rides as well as its Real Ale & Cider Festivals.



Areas of Interest

BARS & RESTAURANTS

1. Thackerays
2. The Wine Rooms
3. Sankeys
4. Hotel du Vin
5. The Ivy

ENTERTAINMENT

6. Jazz on the Pantiles
7. Trinity Theatre
8. The Assembly Halls
9. The Forum
10. Local Tennis, Golf and private member clubs

SHOPPING

11. The Pantiles
12. The High Street
13. Royal Victoria Place
14. Hoopers Department store
15. Sainsbury's Superstore

SCHOOLS

16. The Mead School
17. TWGGS Grammar School
18. Forest Park Day Nursery
19. Skinner's Academy



Interiors

Behind the classic Victorian exteriors you will find bright, flexible spaces that strike a perfect balance between modernity and classicism. While designing the interiors, Beau Property sought to restore original features back to their true glory while incorporating contemporary additions, like brass hardware, light oak flooring in the kitchen and living spaces, and delicate wall panelling.

Each design choice has been made to accentuate the building's history whilst still maintaining a homely feel. The result is an interior that exudes both warmth and character.





The Nevill Row shaker style kitchens have been individually designed by Academy Kitchens in contemporary hues of Cashmere and Copse Green.

With impressive details like Bosch integrated appliances, stunning Luna Pearl and Strata Carrara Quartz worktops and integrated cabinet lighting, they are the perfect space for entertaining and cooking up a storm.





The bathroom's gently brushed neutral tones make the room feel light and spacious, making it a perfect space to retreat and relax after a busy day.

Individually designed to maximise space and provide a sense of luxury. Sanitaryware by Duravit, fittings by Hansgrohe, heated towel warmers and underfloor heating throughout. Porcelain tiles have been hand selected in every bathroom to give each space a unique identity.

Nevill Row brings together a perfect synergy of aesthetics and comfortable living. By acquiring materials of the highest quality with the best of finishes, we've thought through every detail in order to create the perfect home for you.





Floorplans

UNIT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PARKING SPACE	PAGE
5A	2	LG & GF	79.4	854	1	28
6A	2	LG & GF	86.0	925	1	29
7A	2	LG & GF	81.5	877	1	30
8A	2	LG & GF	81.6	878	1	31
5B	2	FF & SF	97.0	1,044	1	32
6B	2	FF & SF	109.7	1,180	1	33
7B	2	FF & SF	98.6	1,061	1	34
8B	2	FF & SF	101.8	1,095	1	35

All images and the dimensions given are illustrations for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please check with your sales adviser in respect of individual properties.



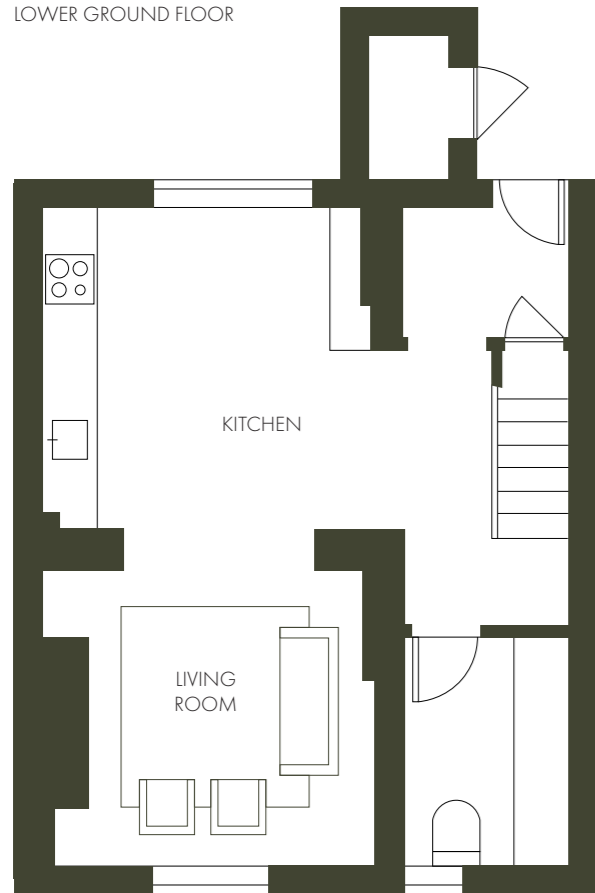
House 5A

Lower Ground Floor & Ground Floor | 2 Bedroom

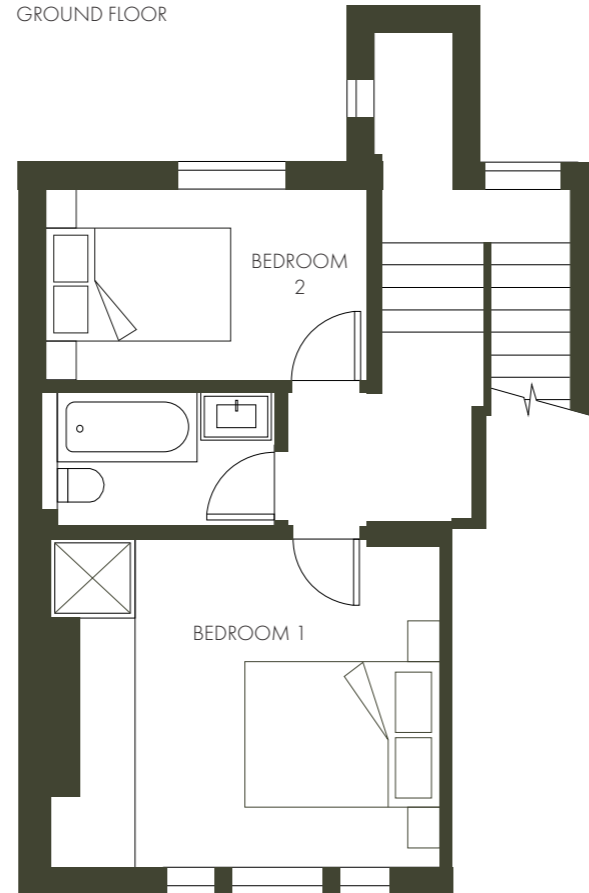
House 6A

Lower Ground Floor & Ground Floor | 2 Bedroom

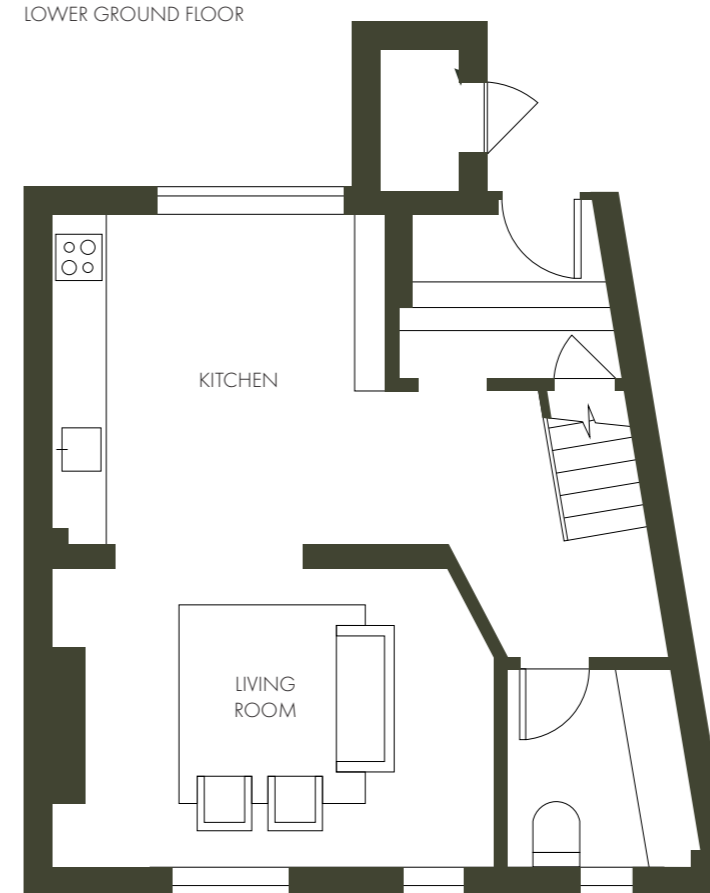
LOWER GROUND FLOOR



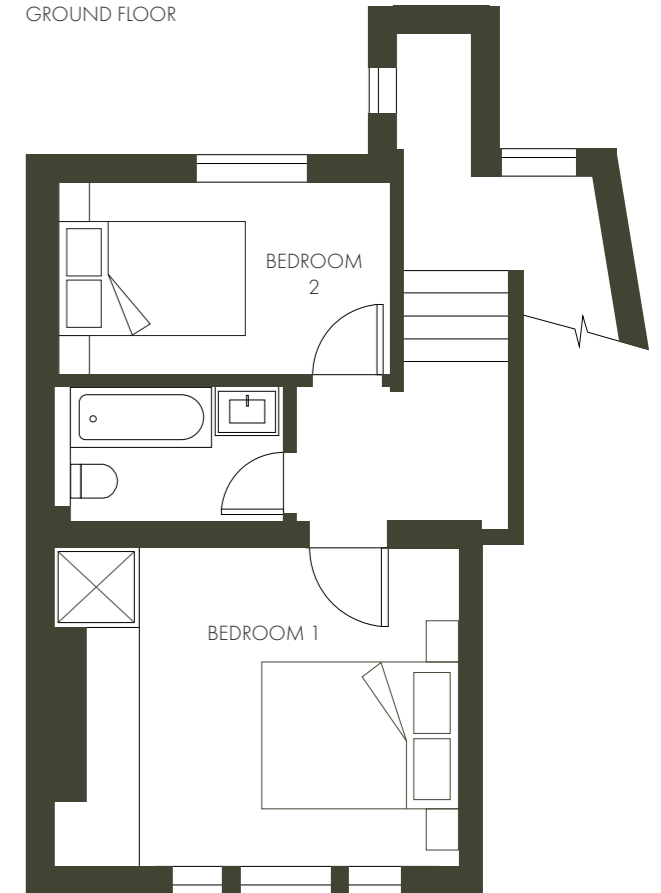
GROUND FLOOR



LOWER GROUND FLOOR

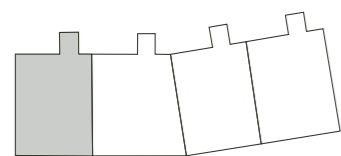


GROUND FLOOR



APPROX INTERNAL FLOOR AREA

79.4 sqm / 854 sqft



KITCHEN

3.55 m x 3.51 m / 11.7 ft x 11.6 ft

BEDROOM 1

4.36 m x 3.64 m / 14.4 ft x 11.11 ft

LIVING ROOM

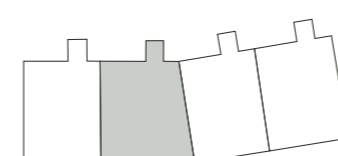
3.63 m x 3.23 m / 11.10 ft x 10.7 ft

BEDROOM 2

3.57 m x 2.14 m / 11.8 ft x 7.0 ft

APPROX INTERNAL FLOOR AREA

86.0 sqm / 925 sqft



KITCHEN

3.67 m x 3.63 m / 12.0 ft x 11.11 ft

BEDROOM 1

4.48 m x 3.50 m / 14.8 ft x 11.5 ft

LIVING ROOM

4.88 m x 3.29 m / 15.11 ft x 10.9 ft

BEDROOM 2

3.64 m x 2.09 m / 11.11 ft x 6.10 ft

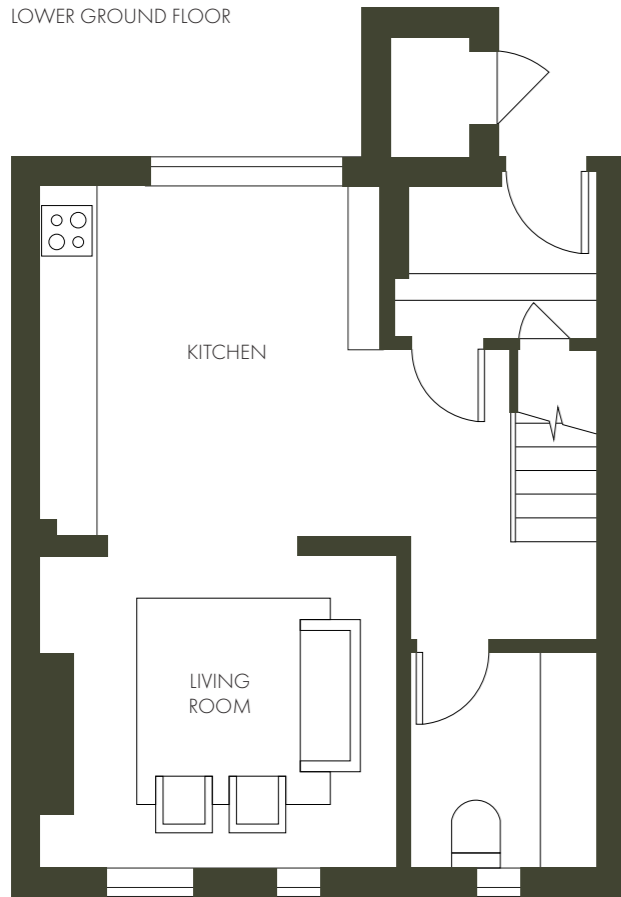
House 7A

Lower Ground Floor & Ground Floor | 2 Bedroom

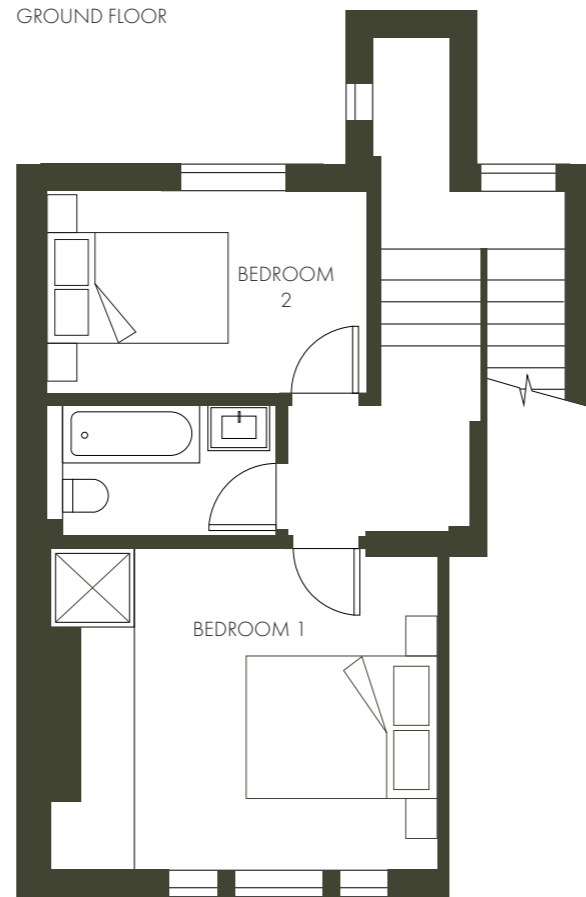
House 8A

Lower Ground Floor & Ground Floor | 2 Bedroom

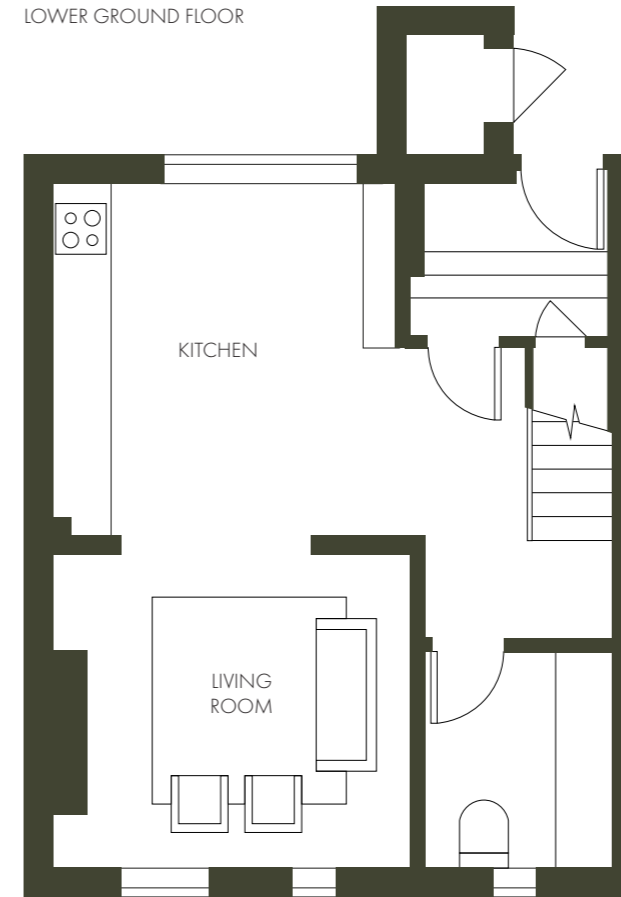
LOWER GROUND FLOOR



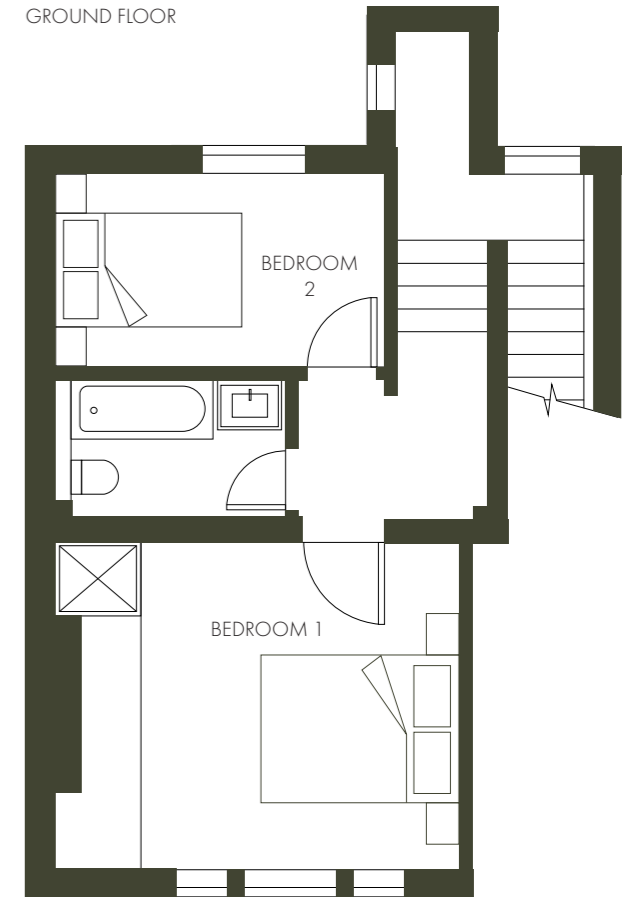
GROUND FLOOR



LOWER GROUND FLOOR

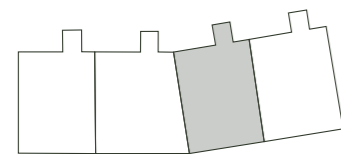


GROUND FLOOR



APPROX INTERNAL FLOOR AREA

81.5 sqm / 877 sqft



KITCHEN

3.72 m x 3.66 m / 12.2 ft x 12.0 ft

BEDROOM 1

4.52 m x 3.59 m / 14.9 ft x 11.9 ft

LIVING ROOM

3.77 m x 3.31 m / 12.4 ft x 10.10 ft

BEDROOM 2

3.57 m x 2.14 m / 11.8 ft x 7.0 ft

APPROX INTERNAL FLOOR AREA

81.6 sqm / 878 sqft



KITCHEN

3.72 m x 3.60 m / 12.2 ft x 11.9 ft

BEDROOM 1

4.52 m x 3.59 m / 14.9 ft x 11.9 ft

LIVING ROOM

3.77 m x 3.31 m / 12.4 ft x 10.10 ft

BEDROOM 2

3.64 m x 2.09 m / 11.11 ft x 6.10 ft

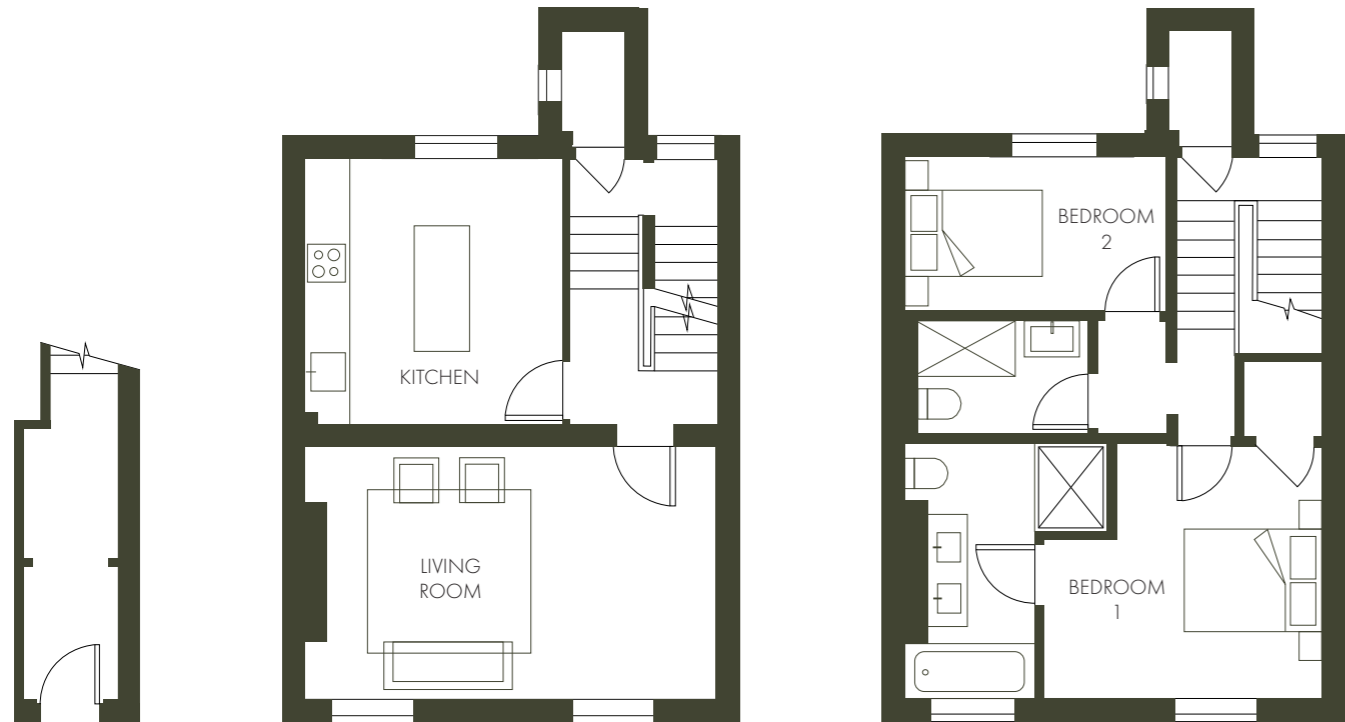
House 5B

First Floor and Second Floor | 2 Bedroom house

GROUND FLOOR

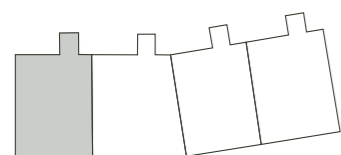
FIRST FLOOR

SECOND FLOOR



APPROX INTERNAL FLOOR AREA

97.0 sqm / 1,044 sqft



KITCHEN

3.72 m x 3.61 m / 12.2 ft x 11.10 ft

BEDROOM 1

3.90 m x 3.55 m / 12.9 ft x 11.7 ft

LIVING ROOM

5.84 m x 3.55 m / 19.1 ft x 11.7 ft

BEDROOM 2

3.64 m x 2.14 m / 11.11 ft x 7.0 ft

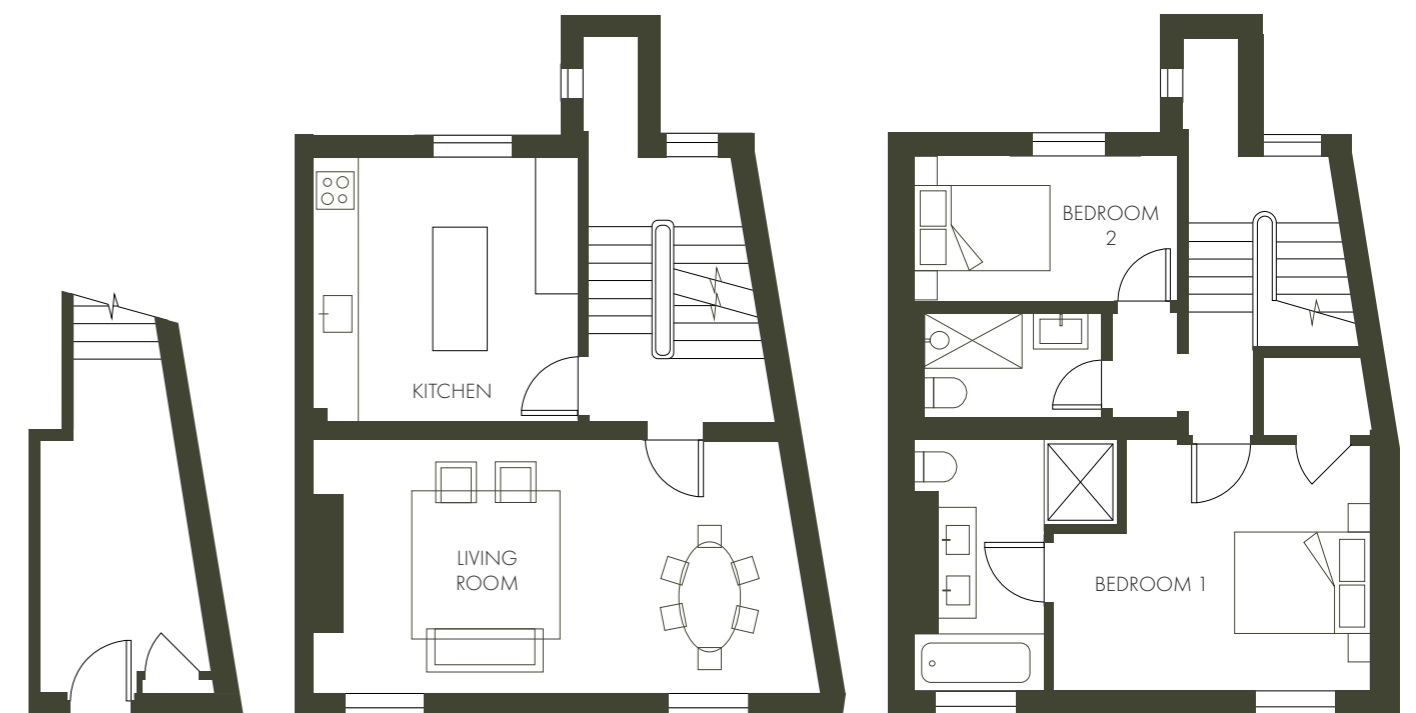
House 6B

First Floor and Second Floor | 2 Bedroom house

GROUND FLOOR

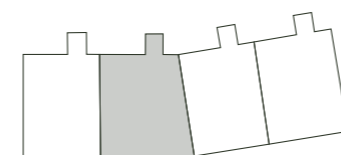
FIRST FLOOR

SECOND FLOOR



APPROX INTERNAL FLOOR AREA

109.7 sqm / 1,180 sqft



KITCHEN

3.76 m x 3.71 m / 12.4 ft x 12.2 ft

BEDROOM 1

5.54 m x 3.50 m / 18.2 ft x 11.5 ft

LIVING ROOM

6.68 m x 3.55 m / 21.9 ft x 11.7 ft

BEDROOM 2

3.64 m x 2.14 m / 11.11 ft x 7.0 ft

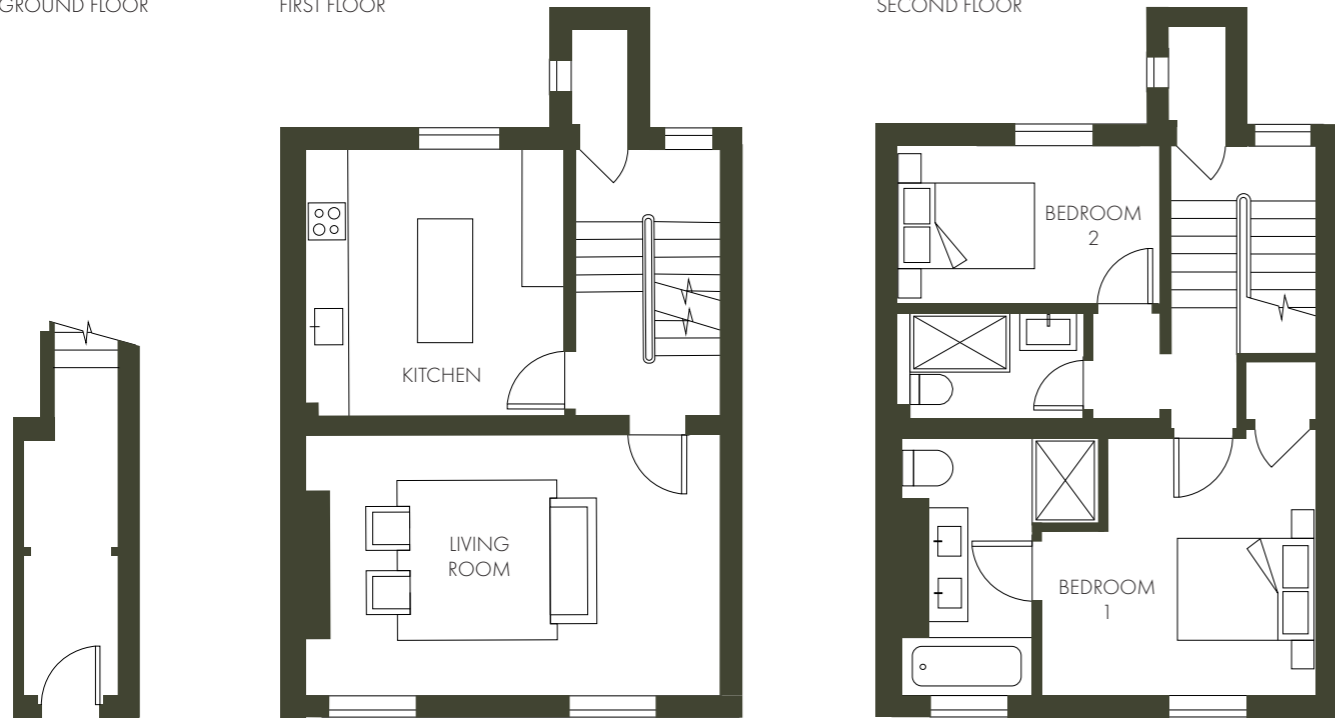
House 7B

First Floor and Second Floor | 2 Bedroom house

GROUND FLOOR

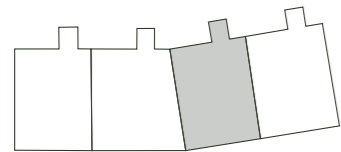
FIRST FLOOR

SECOND FLOOR



APPROX INTERNAL FLOOR AREA

98.6 sqm / 1,061 sqft



KITCHEN

3.80 m x 3.54 m / 12.5 ft x 11.11 ft

BEDROOM 1

3.85 m x 3.60 m / 12.7 ft x 11.9 ft

LIVING ROOM

5.86 m x 3.60 m / 19.2 ft x 11.9 ft

BEDROOM 2

3.68 m x 2.20 m / 12.0 ft x 7.2 ft

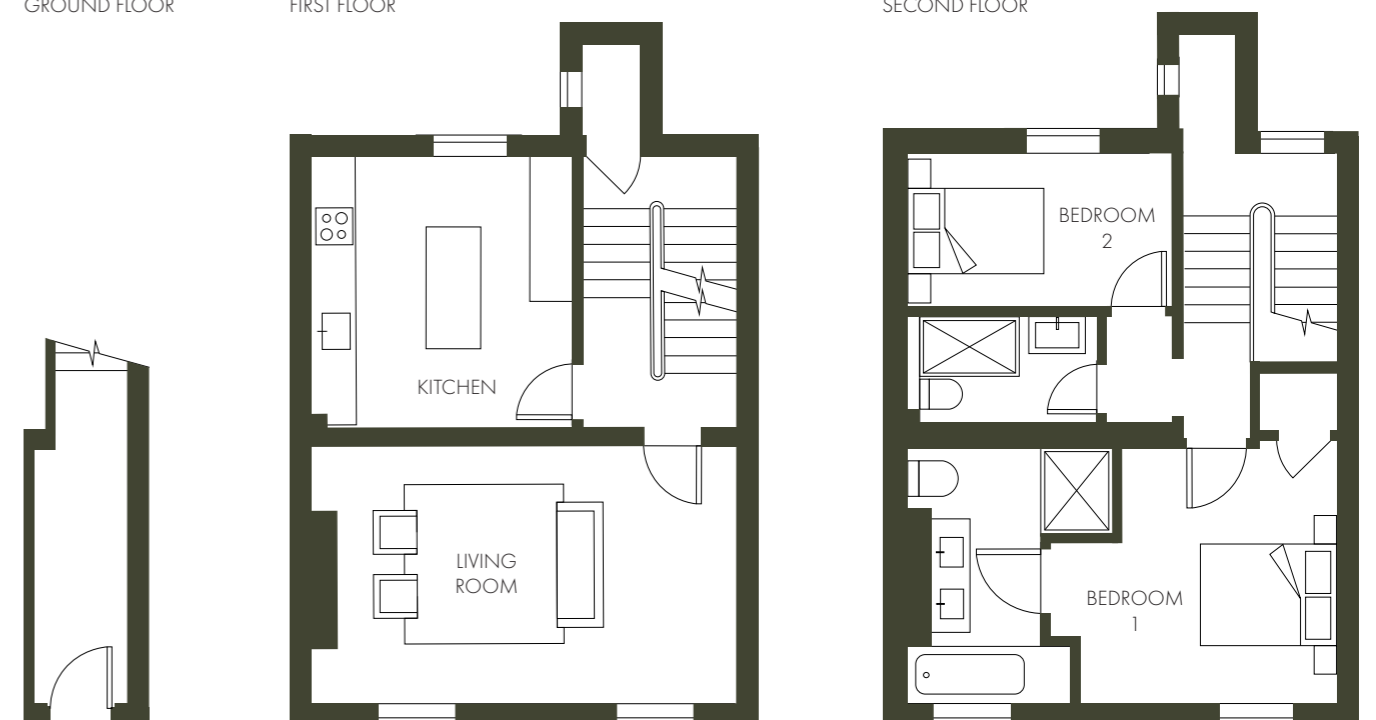
House 8B

First Floor and Second Floor | 2 Bedroom house

GROUND FLOOR

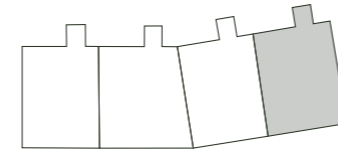
FIRST FLOOR

SECOND FLOOR



APPROX INTERNAL FLOOR AREA

101.8 sqm / 1,095 sqft



KITCHEN

3.80 m x 3.67 m / 12.5 ft x 12.0 ft

BEDROOM 1

3.77 m x 3.67 m / 12.4 ft x 12.0 ft

LIVING ROOM

5.86 m x 3.60 m / 19.2 ft x 11.9 ft

BEDROOM 2

3.68 m x 2.20 m / 12.0 ft x 7.2 ft

Specification

1

External

Rendered Victorian period features with bespoke double glazed energy efficient timber sash windows with a 10-year guarantee.

Victorian tiled paths and artificial grass gardens with planted borders and hedging.

2

Floor Coverings

The living room and kitchen are covered with high quality engineered wood flooring throughout.

Luxury stain resistant carpet to all other areas except bathrooms which have porcelain tiles.

3

Lighting

Energy efficient LED downlights and ceiling pendants* with dimmer controls in main reception rooms and master bedroom.

Integrated LED cabinet lighting in the kitchens.

4

Kitchen

British-made modern shaker style kitchens, with Luna Pearl and Strata Carrara Quartz worktops and integrate Bosch appliances such as induction hob, oven, dishwasher, and a fridge and freezer.

All ground floor homes have a utility/cloakroom with bespoke cabinetry, quartz worktops and Duravit sanitaryware.

5

Bathrooms

Individually designed to maximise space and a sense of luxury. Sanitaryware by Duravit, fittings by Hansgrohe, heated towel warmers and underfloor heating in every bathroom.

Porcelain tiles have been hand selected in every bathroom to give each space a unique identity.

6

Heating

Central heating is provided by gas-fired boilers and traditional steel column radiators.

Thermostatically controlled electric underfloor heating in the bathrooms, as well as towel radiators, will give maximum comfort.

7

Joinery

Built-in wardrobes to principal bedrooms, bespoke built-in units to living areas with traditional timber mouldings for skirtings and architrave complemented by decorative plaster cornice.

8

Home Automation & Security

High Speed BT connections and Virgin Fibre Connections can be used to their full ultra high speed capacity.

Each home is equipped with video doorbell* and central heating control with internet connectivity*, allowing you to control your heating and talk to visitors remotely from your mobile phone.

* Show apartment fixtures and fittings available by separate negotiation.





Developed by

BEAUPROPERTY

At Beau Property we deliver a tailored and high quality solution to property development. Fast becoming the developer of choice in the Tunbridge Wells market, every home created by Beau Property is finely crafted.

Follow us on Instagram for project updates
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