



TALLBOIS

15 Nevill Park, Tunbridge Wells



A CHARMING DETACHED FAMILY HOME

Situated in prestigious Nevill Park with existing accommodation in excess of 3,200 sq ft and planning permission for approximately a further 2,000 sq ft extension with double garage and annex. Set in delightful gardens and grounds, in all about 0.57 of an acre.

   EPC
4-5 3 5-6 D

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating. EV charging.

Service Charge: £500 per annum to Nevill Park Road Limited (owned by residents) towards upkeep of the road.

Postcode: TN4 8NN [what3words.com/teaches.storybook.conforms](https://www.what3words.com/teaches.storybook.conforms)



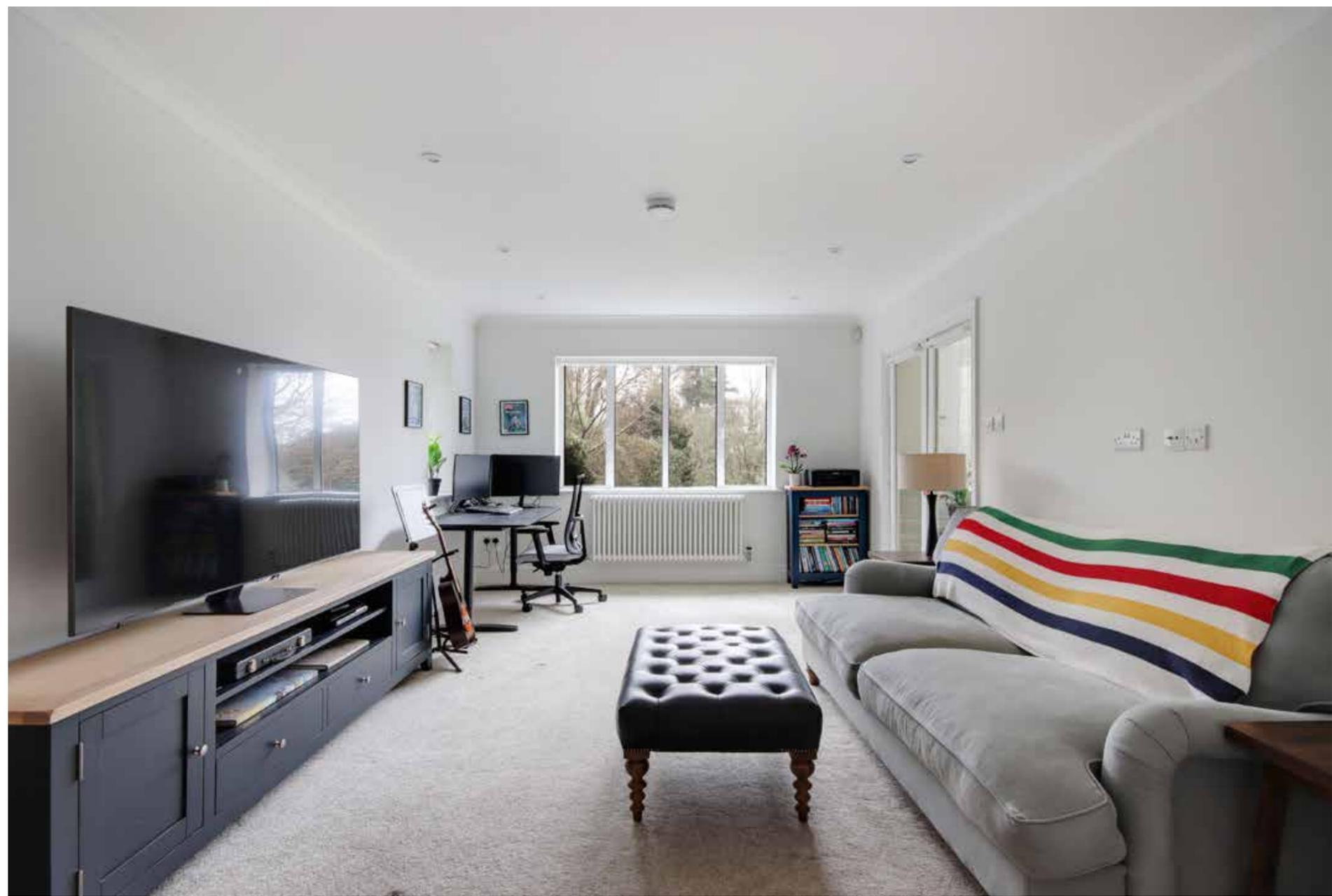
SITUATION

The property is situated in private Nevill Park, one of Tunbridge Wells' most sought-after addresses. The mainline station is just over a mile from the house with services to London Bridge from 42 minutes. For motorists, the A21 is 3.5 miles away providing access to the M25 London orbital.

The historic High Street and Pantiles, with its famous colonnades, are both approximately one mile away, offering a variety of independent cafes, restaurants and boutiques.

Tunbridge Wells is renowned for an excellent choice of schools including Rose Hill, The Mead and Holmewood House preparatories. There are a number of grammar schools nearby with private senior schools at Tonbridge, Sevenoaks and Mayfield.





THE PROPERTY

Tallbois offers well-proportioned family living accommodation in excess of 3,000 sq ft and arranged over two storeys.

The impressive kitchen/breakfast room is light and spacious with ample room for a family dining table, and a useful separate utility room. The kitchen itself is by Neptune with stylish shaker style units, stunning Quartz worktops and contemporary features including a Quooker tap.

The ground floor accommodation is versatile with five reception rooms currently configured as; a formal sitting room with wood burner, generous Peter Edmondson conservatory with limestone floor and under-floor heating, garden room, family room and gym. There is one further reception room which could also serve as a downstairs en suite bedroom.

A cloakroom off the entrance hall completes this level.





CONTINUED

The principal bedroom is situated on the first floor with a stylish en suite shower room and walk-in wardrobe.

There are three further bedrooms on this level, served by a family bathroom.

Agent's Note: Planning permission granted for a two-storey side extension; construction of two-storey detached annex accommodation (terrace & garage); demolition of the attached garage & conservatory; fenestration alterations.

Ref25/01718/FULL

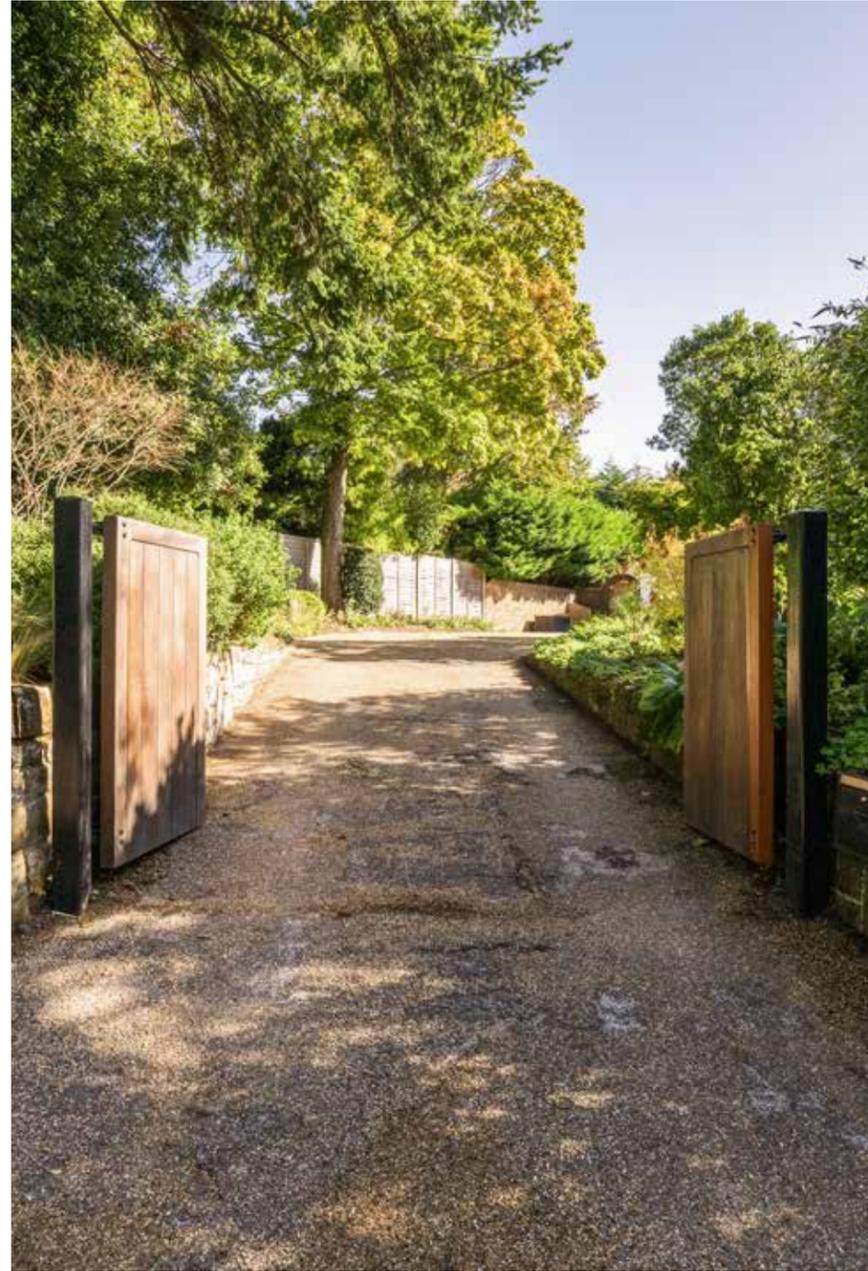




GARDEN AND GROUNDS

The house is approached via a private, gated entrance with a driveway providing ample parking for a number of vehicles and a path leading to the front door.

The gardens are a true highlight, wrapping around the house, with the main expanse of garden facing South with mature trees and shrubs providing year-round colour, including specimen acers, rhododendron and conifers with mixed herbaceous borders fringing a sweeping lawn which leads down to an uncultivated wildlife area. A delightful area of rockery is laid out within the natural sandstone bedrock, originally forming part of the Victorian gardens to Rusthall Place which borders Tallbois to the rear. Seating areas are ideally placed creating the perfect backdrop for al fresco dining and entertaining.





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 any decisions reliant upon them. (ID767266)



Ross Davies
01892 515035
ross.davies@knightfrank.com

Knight Frank
47 High Street, Tunbridge Wells
Kent, TN1 1XL

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated September 2025 and February 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

