



# Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS





# WELCOME TO HOLLYFIELDS

---

Hollyfields is a beautiful collection of 2, 3, 4 and 5 bedroom homes nestled at the foot of the scenic North Downs. This charming countryside location is just 1.2 miles from Royal Tunbridge Wells town centre with its wealth of shops, restaurants and excellent transport links. It is close to the village of Hawkenbury, which boasts traditional shops and convenience stores.

The latest phase of homes to be released comprises of a limited collection of just 36 spacious 2 bedroom coach houses and 3, 4 and 5 bedroom family homes. High specification kitchens and bathrooms combine with generous living and dining areas. All of the properties feature outdoor space set in beautiful surroundings. Internal features include availability of high speed BT broadband\* connectivity, ideal for working from home.

Hedgerows and ponds allow wildlife to flourish, while open green spaces and mature woodland close to the development provide ample opportunity for walks and other outdoor activities. Opposite the development, there is a cricket pitch, playground and sports facilities.

St Peter's Church of England Primary School\*\* (rated outstanding by Ofsted) has relocated to Hollyfields, providing a new school at the heart of the community.

With Royal Tunbridge Wells train station within walking distance†, or 6 minutes by our exclusive residents-only shuttle bus service†† (during commuter hours), train journeys to London Bridge and Charing Cross take as little as 44 minutes‡. The motorway network and Eurostar are close by for national commuter coach and international travel.

Hollyfields perfectly combines a charming rural village and contemporary, connected living.



\*Subject to customer connectivity. BT broadband download speeds may vary. \*\*St Peter's Church of England Primary School was built by Kent County Council. Places subject to availability and entry criteria. †Royal Tunbridge Wells train station is 1.2 miles from Hollyfields. †† The commuter bus travels to and from the train station Monday to Friday at commuter hours only. ‡Train times correct at time of print. Source: trainline.com



# BEST OF BOTH TOWN AND COUNTRY

Hawkenbury Village is only a short walk from Hollyfields where you'll find all the essentials of everyday life and so much more.

Head to Tunbridge Wells, just six minutes' drive away, for Sainsbury's, the Royal Victoria Shopping Centre, quirky boutiques and designer stores. The Pantiles, a magnificent Georgian colonnade, is a destination in its own right for excellent shops, restaurants and cafés.



## TUNBRIDGE WELLS STATION

		
BY CAR	BY BIKE	BY FOOT
06	09	25
MINUTES	MINUTES	MINUTES

## SAINSBURY'S

		
BY CAR	BY BIKE	BY FOOT
06	10	29
MINUTES	MINUTES	MINUTES

## PANTILES

		
BY CAR	BY BIKE	BY FOOT
06	08	27
MINUTES	MINUTES	MINUTES

## DUNORLAN PARK

		
BY CAR	BY BIKE	BY FOOT
06	09	26
MINUTES	MINUTES	MINUTES

Distances taken from Google maps and are approximate only.



# AN OUTSTANDING EDUCATION IN THE LOCAL AREA AND ON SITE

---

Hollyfields is well served for excellent independent and state schools, from infants through to secondary and beyond. The highly respected St Peter's Church of England School is on the development\* and offers a well-rounded education for local children up to age 11, within a short walk from home.



St Peter's Church of England Primary School*	.....	Located at Hollyfields
Claremont Primary School.....	3 mins	0.8 mile
The Mead School .....	4 mins	1.3 miles
Beechwood Sacred Heart School .....	5 mins	1.5 miles
St Barnabas Church of England School.....	5 mins	1.6 miles
St James' Church of England School.....	6 mins	1.6 miles
The Wells Free School .....	8 mins	1.8 miles
Broadwater County Primary School.....	8 mins	2.3 miles
The Skinners' School.....	9 mins	2.5 miles
Tunbridge Wells Girls' Grammar School .....	11 mins	2.5 miles
Tunbridge Wells Grammar School for Boys .....	11 mins	2.9 miles
Weald of Kent Grammar School.....	11 mins	5.7 miles
The Judd School .....	13 mins	6.5 miles
Tonbridge School .....	16 mins	7.7 miles
Sevenoaks School.....	24 mins	13.4 miles
Walthamstow Hall School .....	25 mins	14.5 miles
Radnor House School .....	26 mins	17 miles

Many of Kent's high-achieving primary and secondary schools are within a 26-minute drive of Hollyfields, including Sevenoaks School, and Tonbridge School, the renowned boys' public school.



All travel times are approximate only and taken from [www.google.co.uk/maps](http://www.google.co.uk/maps)  
Distances are from Hollyfields to destination by road.  
School places subject to entry criteria.

\*School was built by Kent County Council. Places subject to availability and entry criteria. Ofsted rating outstanding, 19 March 2014.





## THE KEY

## DEVELOPMENT LAYOUT

### 2 BEDROOM

THE CAMPION

### 4 BEDROOM

THE VIOLET

### 5 BEDROOM

THE SORRELL

### 3 BEDROOM

THE DAISY

THE DANDELION

THE BUTTERCUP

THE HONEYSUCKLE

THE FUCHSIA

THE CLOVER

THE PRIMROSE

VP - VISITOR PARKING

SS - SUBSTATION



The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



## CONTACT US

Berkeley  
Hollyfields  
Sales and Marketing Suite  
Hawkenbury Road  
Tunbridge Wells TN2 5BW

Open daily 10am – 6pm

For more information please visit our  
website or contact our sales team:

[www.hollyfields-hawkenbury.co.uk](http://www.hollyfields-hawkenbury.co.uk)  
[hollyfields@berkeleygroup.co.uk](mailto:hollyfields@berkeleygroup.co.uk)

T: 01892 886 991



OUR VISION  
**2030**  
TRANSFORMING TOMORROW

**Berkeley**  
Group  
Proud to be a member of the  
Berkeley Group of companies

**Investor in  
Customers**  
Gold 2020

**Outstanding  
Achievement**  
2020

**GOLD  
AWARD**  
2020

**Berkeley**  
Designed for life

Photography of Hollyfields is indicative only.