



Dining out

A fantastic choice of places to eat and drink, right on your doorstep.

p. 8 – 13

Great shopping

Everyday essentials, designer fashion, to statement pieces for your new home.

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Inspiring open spaces

Amazingly beautiful Kent countryside, great parks and historic gardens – yours to explore.

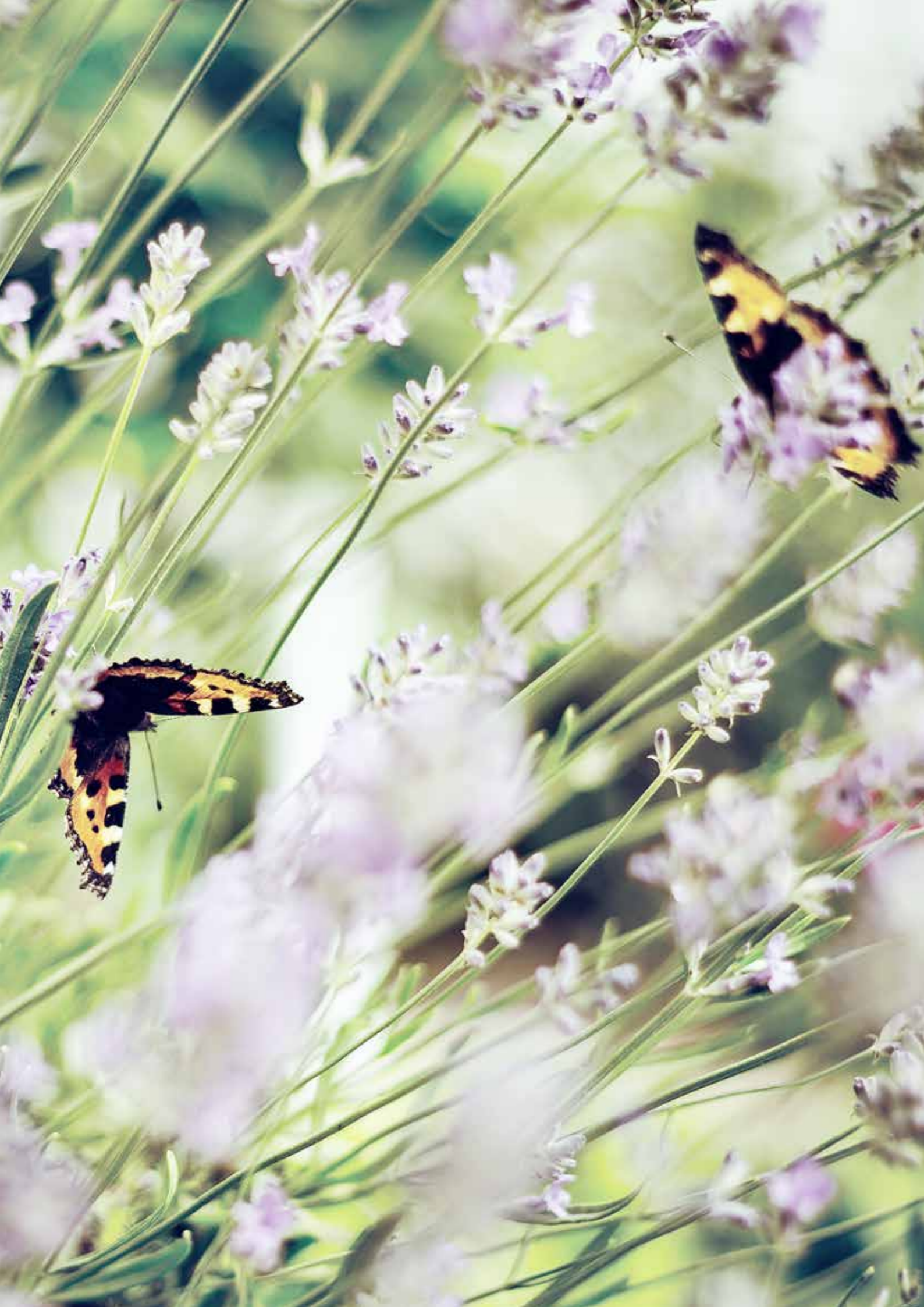
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HOLLYFIELDS

A GUIDE TO THE LOCAL AREA



Berkeley
Designed for life



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YOUR LOCAL AREA GUIDE

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Royal Tunbridge Wells is one of the most sought after towns in the South East of England with a relaxed yet sophisticated lifestyle, enriched by the elegant architecture.

The Kent countryside surrounds the town, offering even more attractions to enjoy. This guide gives an overview of the many advantages of living in Royal Tunbridge Wells, and we hope you will find it useful.

R



Bakery

The Bicycle Bakery
120 Camden Road,
Tunbridge Wells TN1 2QZ
1.7 miles away



Groceries

Sainsbury's
Linden Park Rd,
Tunbridge Wells TN2 5QL
1.9 miles away



Post Office

Hawkenbury Post Office
1 Nelson Rd,
Tunbridge Wells TN2 5AW
0.5 miles away



Doctor

Kingswood Surgery
Kingswood Road,
Tunbridge Wells TN2 4UH
1.1 miles away



Butchers

Fuller's
5 Nelson Road,
Tunbridge Wells TN2 5AW
0.5 miles away



Deli

Gusta
49 Camden Rd,
Tunbridge Wells TN1 2QE
1.6 miles away

Everyday Essentials

With Hawkenbury Village on your doorstep and Tunbridge Wells just a few minutes away, you'll find all life's essentials close at hand.



Dentist

Warwick Park Dental Practice
22 Warwick Park,
Tunbridge Wells TN2 5TB
1.2 miles away



Pub

The Lyle
119 Forest Rd,
Tunbridge Wells TN2 5BT
0.5 miles away



Coffee

Esquires Coffee
70 Mount Pleasant Rd,
Tunbridge Wells TN1 1RJ
1.6 miles away



Pharmacy

Lloyds Pharmacy
Linden Park Road,
Tunbridge Wells TN2 5QL
1.8 miles away



Veterinary

Well House Clinic
24 Eridge Rd,
Tunbridge Wells TN4 8HJ
2.0 miles away

What's Close By?

FOOD & DRINK

- 1 THE IVY
- 2 THE WARREN
- 3 THE LYLE
- 4 HOTEL DU VIN & BISTRO
- 5 THACKERAY'S RESTAURANT
- 6 FRAMPTONS
- 7 BILL'S
- 8 CHAPEL PLACE WINE & GIN
- 9 THE BEACON
- 10 FUGGLES BEER CAFÉ
- 11 SOPRANO WINE BAR
- 12 KIKO
- 13 HAVET
- 14 HATTONS
- 15 THE WINE ROOMS
- 16 THE CLAREMONT
- 17 WHITE BEAR
- 18 JULIETS
- 19 FULLER'S
- 20 SANKEY'S

PARKS & GARDENS

- 1 DUNORLAN PARK
- 2 BEDGEBURY NATIONAL PINETUM AND FOREST
- 3 BIDDENDEN VINEYARDS
- 4 HEVER CASTLE
- 5 CALVERLEY GROUNDS
- 6 TUNBRIDGE WELLS COMMON
- 7 HAWKENBURY RECREATION GROUND

SPORTS & WELLBEING

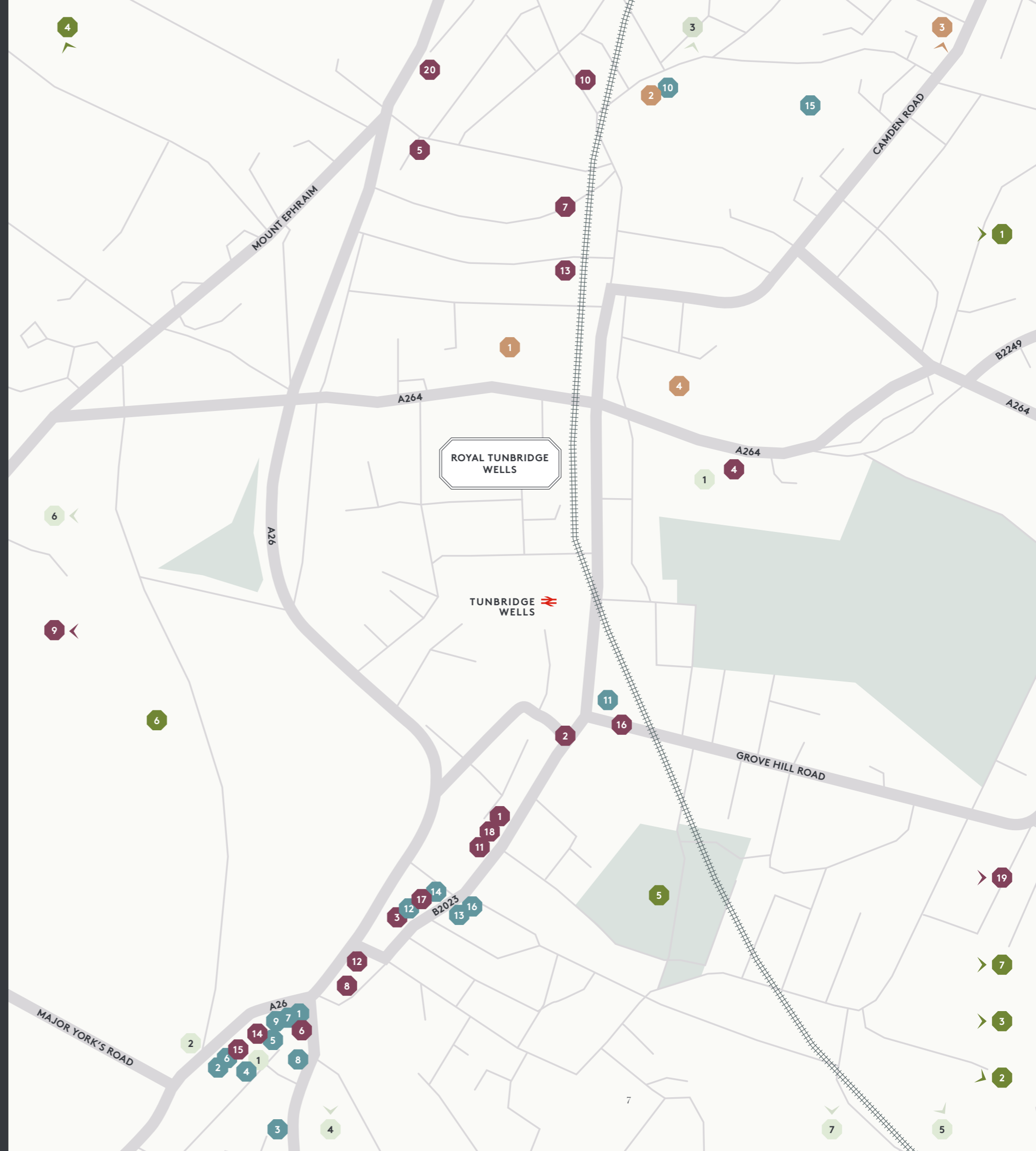
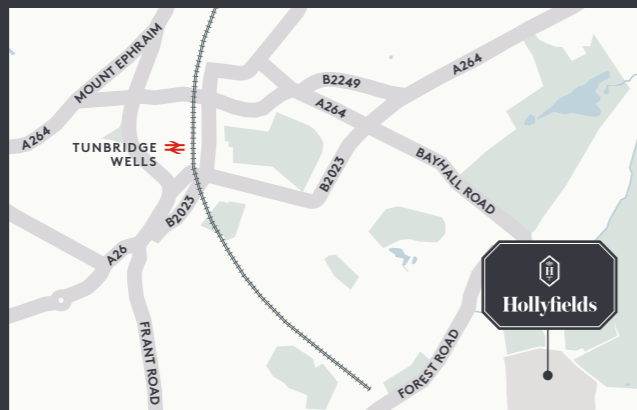
- 1 SOUTHBOROUGH TRAIL
- 2 SPELDHURST TRAIL
- 3 PEMBURY TRAIL
- 4 TUNBRIDGE WELLS CRICKET CLUB
- 5 NEVILL GOLF CLUB
- 6 TUNBRIDGE WELLS GOLF CLUB
- 7 TUNBRIDGE WELLS LAWN TENNIS CLUB

ARTS & THEATRE

- 1 TRINITY THEATRE
- 2 TUNBRIDGE WELLS MUSEUM & ART GALLERY
- 3 ODEON CINEMA
- 4 ASSEMBLY HALL

SHOPPING

- 1 AND SO TO BED
- 2 POGGENPOHL
- 3 JUDY MOTT
- 4 MOTTRAM'S
- 5 COLLARED
- 6 ANY OCCASION
- 7 TUNBRIDGE WELLS INTERIORS
- 8 THE RUG SHOP
- 9 FUTON COMPANY
- 10 FENWICK
- 11 HOOPERS
- 12 BOD AND TED
- 13 ANTHROPOLOGIE
- 14 WHISTLES
- 15 FRENCH CONNECTION
- 16 MINT VELVET



The Ivy

All-day casual dining, creative cocktails and delicious bites, in sumptuous, art-filled surroundings.

46-50 High Street
Tunbridge Wells TN1 1XF
theivy.tunbridgewells.com

Perfect for cocktails



Food & Drink

For fine dining, coffee and cakes, Sunday lunch or cocktails with friends, there's always somewhere fabulous to go.

Great for dates

The Warren

Quirky decor, relaxed atmosphere and delicious locally-bred meat and game, make The Warren a hit for dates or special occasions.

5A High Street
Tunbridge Wells TN1 1UL
thewarren.restaurant

Perfect for cocktails

The Wine Rooms

Over 350 varieties of wine and trained mixologists offering the very best cocktails.

40 The Pantiles,
Tunbridge Wells TN2 5TN
thewineroomstw.com



FOOD & DRINK

How to make...

PLUMP GROUSE COCKTAIL

Description

Take your seat at the Art Deco bar for one of The Ivy's signature cocktails, such as this truly tempting hi-ball.

Ingredients

- Naked Grouse Scotch Whisky
- Bottlegreen Plump Raspberry Cordial
- Fever-Tree Ginger Beer
- Finished with a touch of Laphroaig
- 10 year old Islay Single Malt

How to mix

Pour all ingredients into a mixing glass, stir and serve straight up in a hi-ball

Ivy Restaurant recipe

FOOD & DRINK



Exceptional dining



Hotel du Vin & Bistro

Set in a lovingly converted Grade II Listed mansion with beautiful gardens, this is a restaurant to experience.

Crescent Road,
Tunbridge Wells TN1 2LY
hotelduvin.com

Thackeray's Restaurant

Modern European menu using locally-sourced ingredients, in the unique setting of William Makepeace Thackeray's former home.

85 London Road
Tunbridge Wells TN1 1EA
thackerays-restaurant.co.uk

Local produce

For cake lovers

Juliets

Divine light-as-air cakes, jewel-coloured salads and Sunday brunch worth waiting a whole week for.

54 High Street
Tunbridge Wells TN1 1XF
Julietsandmore.com



FOOD & DRINK

Framptons

Set in a converted bank, this award-winning café, bar and kitchen is sure to become a firm favourite for lunch, dinner or drinks.

2 The Pantiles
Tunbridge Wells TN2 5TN
framptonsbar.co.uk



Fresh seasonal ingredients



The Beacon

A restaurant with private dining, bar and terrace set in an old private home built in 1895 with unrivalled views.

Tea Garden Lane,
Tunbridge Wells TN3 9JH
lllbemother.co.uk

Beautiful surroundings

Best OF THE REST

Chapel Place Wine & Gin

Gin heaven - 120 to try.
18 Chapel Place,
Tunbridge Wells TN1 1YQ

Bill's

Breakfast, lunch and dinner.
Lime Hill Road,
Tunbridge Wells TN1 1LJ
Bills-website.co.uk

Fuggles Beer Café

Great beer, good food.
28 Grosvenor Road,
Tunbridge Wells TN1 2AP
Fugglesbeefcafe.co.uk

Soprano Wine Bar

A tasteful, cosmopolitan bar.
56 High St,
Tunbridge Wells TN1 1XF

Kiko

Excellent Japanese cuisine.
5 London Road,
Tunbridge Wells TN1 1DQ

Havet

Authentic Turkish dining experience.
99 Mount Pleasant Rd,
Tunbridge Wells TN1 1QG

Hattons

The perfect brunch spot.
38 The Pantiles,
Tunbridge Wells TN2 5TN

The Lyle

Restaurant and cocktail bar.
119 Forest Rd,
Tunbridge Wells TN2 5BT

The Claremont

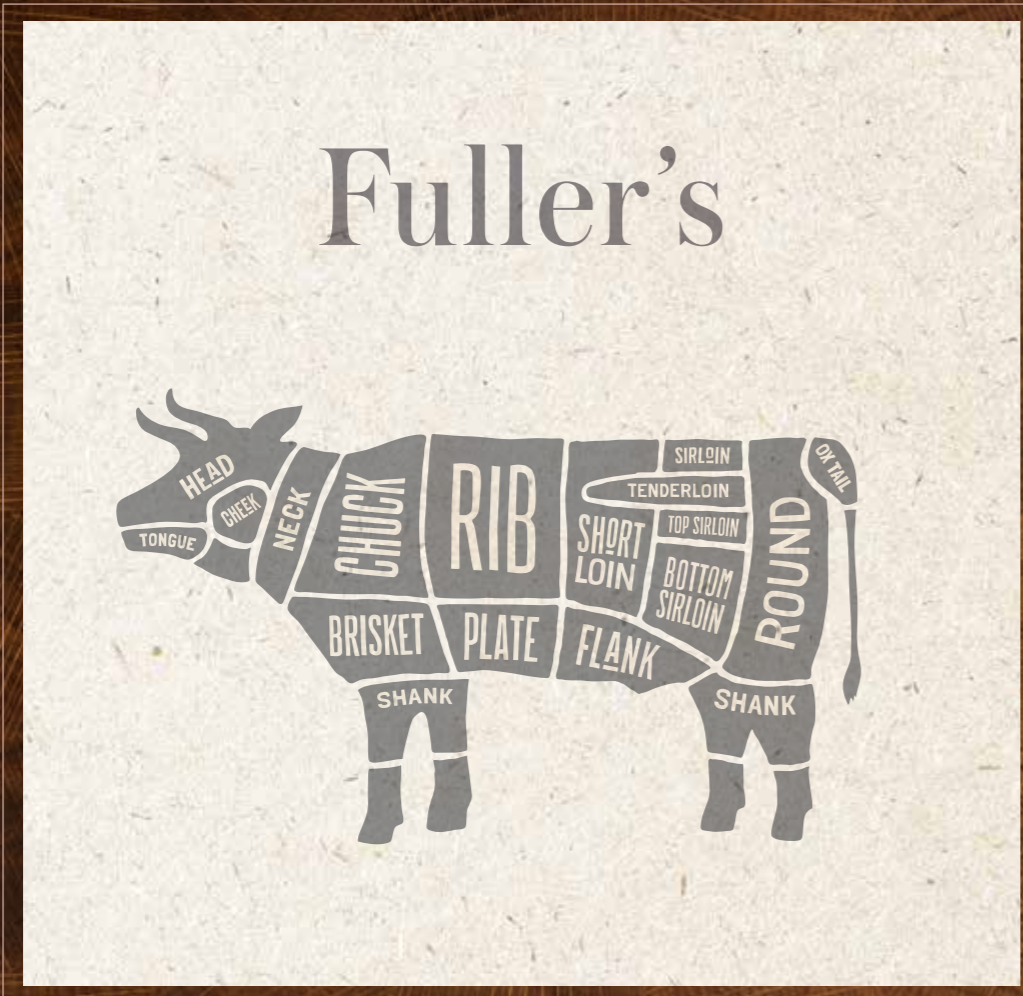
Family friendly pub and garden.
18 Grove Hill Road,
Tunbridge Wells TN1 1RZ

White Bear

A traditional British pub.
84 High St,
Tunbridge Wells TN1 1YB

FOOD & DRINK

Your local
BUTCHERS



The Fuller family has had a long established relationship with the 'Food Lovers of Tunbridge Wells'

With over 40 years' experience in butchery our team is dedicated to ensuring we offer a complete range of award-winning locally-produced meat, poultry and game.

Alongside the butchery you will find a wonderful array of local artisan foods with wines and beers from the vineyards of Kent and Sussex, beautiful hand-crafted cheeses and fresh fruit and seasonal vegetables.

5 Nelson Road, Tunbridge Wells, Kent TN2 5AW
Tel: 01892 526563
fullers-tw.co.uk

FOOD & DRINK

Your local
FISHMONGERS

Sankey's

Sankey's Champagne and Seafood Bar is housed in the Old Fishmarket, a charming and quirky timber-framed building in The Pantiles. This is a destination restaurant with a great reputation for serving the very best British fish and shellfish. Enjoy oysters, crab and lobster fresh from the coast.

19 The Upper Pantiles, Tunbridge Wells TN2 5TN
Sankeys.co.uk

"Our crabs and lobsters arrive live and direct from Cornwall, and are dressed by our chefs on site daily."

Did you know....

Sankey's is also a fishmonger, selling fresh fish daily. You can also pick up meat, groceries, drinks and sushi.



SHOPPING

Shopping



A truly eclectic mix of high street brands and boutique shops is to be found in Tunbridge Wells' charming historic centre.



The Pantiles is quintessentially Royal Tunbridge Wells, and is considered to be the place to see and be seen in since the 18th century.

THE PANTILES

With its cobbled streets and colonnaded walkway, The Pantiles was for centuries the most fashionable part of town, frequented by the 'influencers' of their day. Today, it's the place to find original, not-on-the-high street items.
 London Road, Tunbridge Wells TN2 5TN
Thepantiles.com

SHOPPING

Featured stores

And So To Bed

Luxury beds, furniture and mattresses – everything you need for a superior night's sleep.
 5 The Pantiles,
 Tunbridge Wells TN2 5TZ
Andsotobed.co.uk

Poggenpohl

Inspiring contemporary kitchens that ooze style from this renowned German manufacturer.
 39-41 The Pantiles,
 Tunbridge Wells TN2 5TE
Poggenpohl.com

Judy Mott

Bespoke bridal wear and mother-of-the-bride outfits, designed and handmade to order.
 8 Sussex Mews, The Pantiles,
 Tunbridge Wells TN2 5QJ
Judymott.com

Mottram's

A treasure trove of kitchenalia – everything you could desire for your kitchen.
 33-41 The Pantiles,
 Tunbridge Wells TN2 5TE
Trevormottram.co.uk

Collared

Where the well-dressed dog goes to stock up on must-have accessories. Canine pals welcome.
 9 The Pantiles,
 Tunbridge Wells TN2 5TE
Collared.co.uk

Any Occasion

When it's all about the dress ... stunning mother-of-the-bride dresses and 'any occasion' wear.
 30 The Pantiles,
 Tunbridge Wells TN2 5TN
Anyoccasionboutique.com

Tunbridge Wells Interiors

Sumptuous contemporary furniture and soft furnishings to transform your home.
 1 The Pantiles,
 Tunbridge Wells TN2 5TD
Tunbridge-wells-interiors.co.uk

The Rug Shop

Hand-made rugs and carpets from around the world, including oriental, classic and modern styles.
 Unit 1, Pantiles House, 2 Nevill Street, Tunbridge Wells TN2 5TT
Therugshoptw.co.uk

Futon Company

Beds and sleepover products, designed and hand-made in London from natural oak, pine and birch.
 8-12 The Pantiles,
 Tunbridge Wells TN2 5TN
Futoncompany.co.uk

SHOPPING

FENWICK

Fenwick has a well-deserved reputation as a great shopping destination for top brand names in women's and men's fashion, beauty, homeware and dining. The popular Terrace Restaurant is perfect for al fresco refreshment after a day's shopping.

Victoria Road, Tunbridge Wells TN1 2SR
Fenwick.co.uk

Featured brands

JIMMY CHOO

Barbour

BOSS
HUGO BOSS

Mulberry

GANT

DKNY

CharlotteTilbury

ESTÉE LAUDER

Kiehl's
SINCE 1851

MOLTON
BROWN
LONDON

UGG

Joules

SHOPPING

Hoopers

Iconic department store in the town centre. Search here for home, fashion and beauty inspiration.

2-12 Mount Pleasant Road
Tunbridge Wells TN1 1QT
Hoopersstores.com



Bod and Ted

An independent boutique and personal shopping service stocking both well known and up and coming designers.

70 High Street
Tunbridge Wells TN1 1YB
bodandted.co.uk

Anthropologie

A one-of-a-kind destination offering a curated mix of clothing, accessories, gifts and home décor.

59/61 High Street
Tunbridge Wells TN1 1XU
Anthropologie.com



Whistles

Ever-popular women's fashion brand offering timeless, distinctive and wearable fashion pieces.

66 High Street
Tunbridge Wells TN1 1YB
Whistles.com

French Connection

Design-led British men's and women's fashion brand, also stocking sunglasses, watches, footwear and home accessories.

41/42 Royal Victoria Place, Victoria Road, Tunbridge Wells TN1 2SS
Frenchconnection.com

Mint Velvet

Relaxed glamour for women, for dressing up or down.

51 High Street
Tunbridge Wells TN1 1XU
Mintvelvet.co.uk



Great for picnics

Parks & Gardens

What could be more inviting than a day spent in the green open spaces of your local park, with woodland walks, lakes and historic places to explore? There are more than 20 in and around Tunbridge Wells.

Dunorlan Park

Explore Dunorlan Park, an award-winning Grade II Listed park. It's a welcoming green space for all ages with a boating lake, ponds and café in 78 acres of landscaped gardens. There are also many bridleways, cycle trails and footpaths, allowing you to enjoy the great outdoors your own way.

Pembury Road,
Tunbridge Wells TN2 3QN
Tunbridgewells.gov.uk

Dunorlan Park attractions



LANDSCAPED GARDENS



BOATING LAKE



CYCLE TRAILS



CAFÉ

PARKS & GARDENS

Bedgebury National Pinetum and Forest

A stunning conifer forest, perfect for peaceful walks and family picnics. Cycle tracks, running trails and a café with simply breathtaking views.

Lady Oak Lane, Goudhurst TN17 2SJ
forestryengland.uk/bedgebury

Family fun



“23 acres of gentle south-facing slopes situated in a sheltered valley, growing 11 different grape varieties.”

Biddenden Vineyards

Taste award-winning wines from Kent's original vineyards. Open year-round for guided or self-guided tours

Gribble Bridge Lane,
Biddenden TN27 8DF
Biddendenvineyards.com

Guided wine tours

PARKS & GARDENS



Beautiful moated house

Hever Castle

A castle extended into a comfortable Tudor home, and the childhood home of Anne Boleyn. Parts of it date from 1270.

Hever,
Edenbridge TN8 7NG
hevercastle.co.uk

A wealth of space

Calverley Grounds

Stunning grounds that form part of the Calverley Estate, offering a variety of sports facilities, café and home to a number of seasonal music and food events.

Mountfield Gardens,
Tunbridge Wells TN1 1SJ



PARKS & GARDENS



Tunbridge Wells Common

Rusthall Common and Tunbridge Wells Common consist of 250 acres of semi-wild woodland and heath. Glorious woodland walks, open areas, flora and fauna.

Fir Tree Road
Royal Tunbridge Wells TN2 5TP
twcommons.org

Flora & fauna

Hawkenbury Recreation Ground

Perfectly located opposite Hollyfields. The park is mainly grass with large trees and includes a family-friendly play area and various sports facilities including tennis courts and football pitches.

Hawkenbury Rd,
Royal Tunbridge Wells TN2 5BU



Family friendly



Sport & Wellbeing

SPORT & WELLBEING

8.5
MILES

Southborough trail
An 8.5-mile walk starting at The Pantiles, with lovely views of the Medway Valley, Greensand Ridge and North Downs.

Download the trail maps



10
MILES

Speldhurst trail
Three miles through ancient woodland, sunken lanes, meadows and farmland. Look out for historic droves and iron ore in rocks.

TUNBRIDGE WELLS CIRCULAR WALKS

A 27.5 mile (44.3km) route through the verdant countryside surrounding Tunbridge Wells, passing through the High Weald AONB, picturesque villages, vineyards and fruit orchards. Start and finish at any point on the route, or take one of the shorter circular trails.

13
MILES

Pembury trail
A 2.5-mile walk through the historic woodland of the High Weald with 175 deep-channel gill streams, hop farms and orchards.



SPORT & WELLBEING

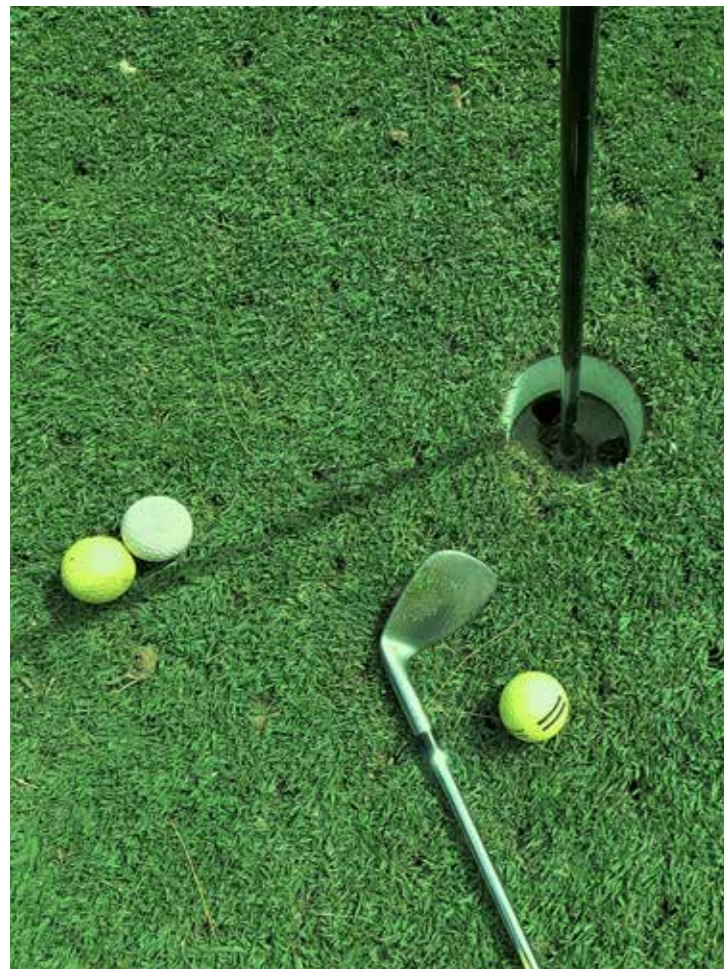
Tunbridge Wells Cricket Club

One of the leading clubs in the Kent Cricket League, and widely acknowledged as one of the most picturesque grounds in the country, The Nevill is a marvellous place to play cricket.

Nevill Gate
Royal Tunbridge Wells TN2 5ES
tunbridgewellsc.org.uk



From youth to those more experienced



Nevill Golf Club

Magnificent 18-hole course shaped by some of the great names in course design, with challenging dog-legs and greens that are considered among the best in the country.

Benhall Mill Rd
Tunbridge Wells TN2 5JW
nevillgolfclub.co.uk

Tunbridge Wells Golf Club

Victorian designed course with beautiful views, suitable for novice and experienced players alike with the option of 9-hole or 18-hole play.

Langton Road
Royal Tunbridge Wells TN4 8XH
tunbridgewellsgolf.com

Enjoy a few rounds with friends

SPORT & WELLBEING



Anyone for tennis?

Tunbridge Wells Lawn Tennis Club

One of the oldest tennis clubs in the country. 13 all-weather and 8 grass courts, coaching and regular social events.

Warwick Park, Nevill Gate
Royal Tunbridge Wells TN2 5ES
twltc.org

ARTS & THEATRE



Theatre & arts centre

Trinity Theatre

The theatre produces one of the most diverse programmes in the south east, and is especially committed to encouraging young people to develop their talents. It also collaborates with other big names in the theatre world, notably Stephen Berkoff and the National Theatre.

Church Road
Royal Tunbridge Wells TN1 1JP
trinitytheatre.net



Arts & Theatre

ARTS & THEATRE



Assembly Hall

Comedy, drama, family productions, classical music, pantomime and variety are all on the bill at this Art Deco theatre in the town.

Crescent Road
Royal Tunbridge Wells TN1 2LU
assemblyhalltheatre.co.uk

*Where the arts
come to life*

ARTS & THEATRE

Odeon Cinema

IMAX, 3D and Premier Seating all enhance your viewing experience.

Knights Way
Royal Tunbridge Wells TN2 3UW
odeon.co.uk



*For all the
latest blockbusters*



The Amelia

Inspired by Amelia Scott, a social reformer and campaigner in the 1920s from Tunbridge wells, this new museum will honour her memory by offering a place for the community to come together through art, culture and activity.

Civic Centre, Mount Pleasant Road
Royal Tunbridge Wells TN1 1JN
theamelia.co.uk

CONNECTIONS



Transport links

Bus service 282/285 runs between the town centre and cemetery along Forest Road. The 285 service arrives every 30 minutes on a weekday between 07:30 and 18:30.

Tunbridge Wells Railway Station is less than 1.5 miles away. The service goes to London Bridge and Charing Cross with six services operating per hour during peak times.*

Exclusive commuter shuttle service

It's the no-stress way to start and end your working day. Our commuter shuttle service, exclusive to Hollyfields, residents will get you to and from Tunbridge Wells station in around 6 minutes.*

- No searching for a parking space
- No parking charges
- Just a short, comfortable ride and you're there

Departing from a convenient central point in the Hollyfields development.

Shuttle Service Times
Monday – Friday

From Hollyfields: 6am – 8am
From Station: 6pm – 7.30pm

Excluding public and bank holidays.



Hop on. hop off

Travel TIMES

By foot

Camden Park	10 minutes
Dunorlan	22 minutes

By Rail

London Bridge	42 minutes
Ashford International	51 minutes
London Waterloo (East)	52 minutes
Charing Cross	57 minutes

By Road

Bluewater	38 minutes
Ebbsfleet	40 minutes
London Gatwick	42 minutes
Brighton	60 minutes

Connections

* All travel times are approximate only and taken from www.google.co.uk/maps. Distances are from Hollyfields to destination by road. Train times correct at time of printing. Source: trainline.com



www.hollyfields.co.uk

Proud to be a member of the Berkeley Group of companies



Berkeley
Designed for life