



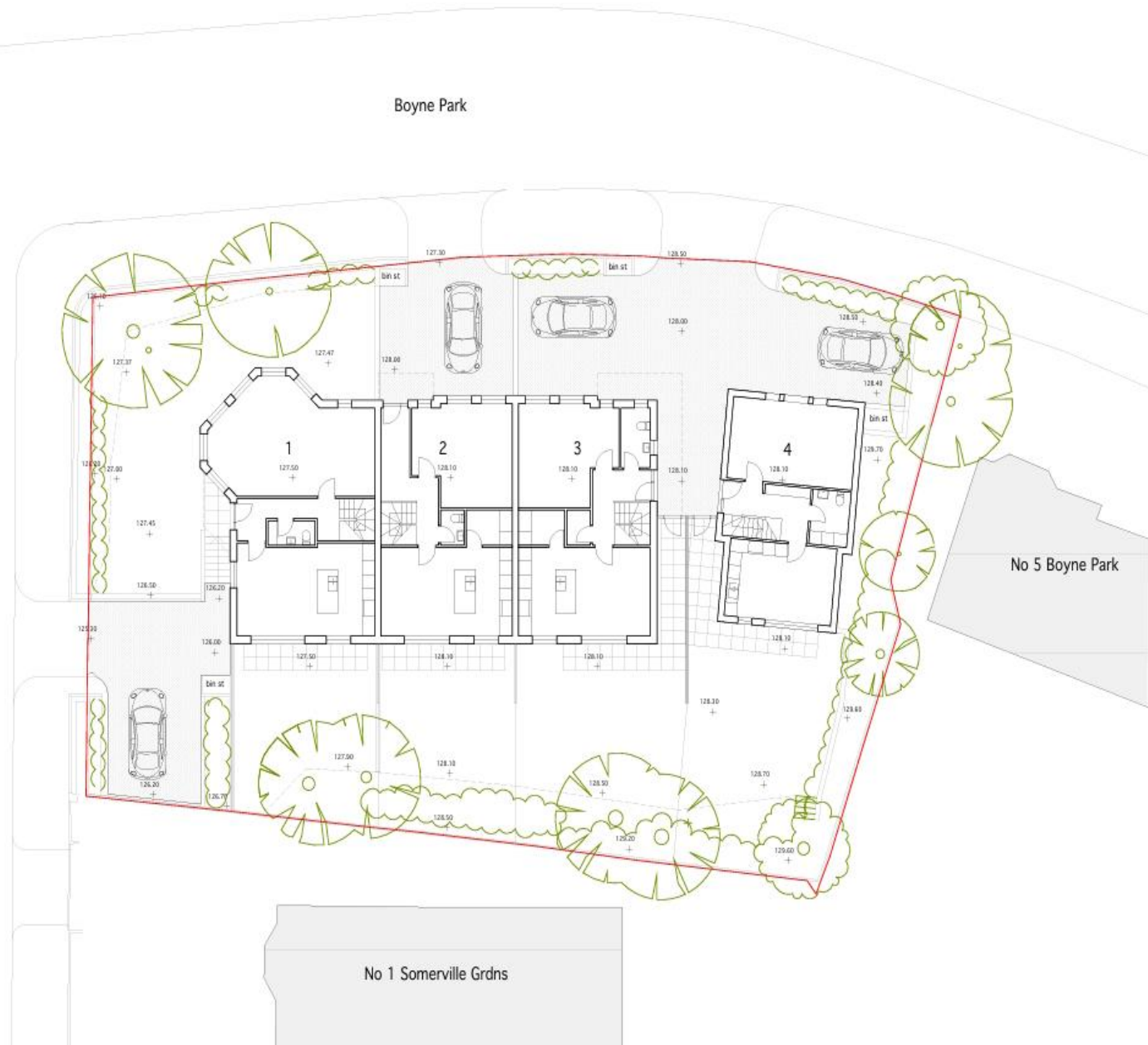
GALLARD MEWS
BOYNE PARK TUNBRIDGE WELLS

When experience counts...

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bracketts

- Superb Boutique Development
- Prime Tunbridge Wells Location
- Close to Tunbridge Wells Town Centre, Pantiles, Station and St Johns
- 1 x 5/6 Bedroom Mid Terrace
- 2 x 5/6 Bedroom End Terrace
- 1 x 5 Bedroom Detached
- Spacious Open Plan Living Accommodation
- Modern Fitted Open Plan Kitchen / Dining Room
- Luxurious Kitchens & Bathrooms
- Private on Site Parking – Two Vehicles
- Electric Vehicle Charging
- Bi Fold Doors Leading to Rear Gardens
- Approx 38 minutes to London Bridge from High Brooms & Tunbridge Wells Station
- Landscaped Front & Rear Gardens
- Show Home Available Now
- **AVAILABLE AUTUMN 2026**

Somerville Gardens





Artist Impression

Gallard Mews, Boyne Park, Tunbridge Wells, TN4 8EL

LOCATION:

Gallard Mews, Boyne Park, Royal Tunbridge Wells

A stunning collection of four newly built family homes by renowned local developer Baxter Homes.

Welcome to Gallard Mews, an exclusive collection of beautifully designed new family homes in the sought-after Boyne Park area

An Exclusive Collection of Family Homes

Each property has been thoughtfully designed with modern family living in mind, combining attractive architecture with spacious interiors, private gardens and carefully considered finishing touches. With generous open-plan living spaces, contemporary design and plenty of room for the whole family to grow, these homes provide an exceptional opportunity to enjoy a modern lifestyle in one of Kent's most desirable towns.

Life in Royal Tunbridge Wells

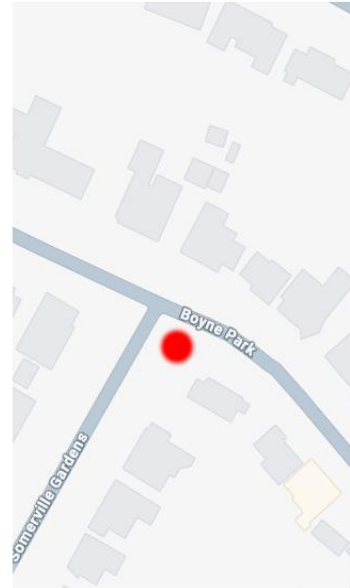
Boyne Park is ideally positioned for enjoying the many attractions of Royal Tunbridge Wells.

The historic town offers an enviable combination of independent boutiques, cafés, restaurants, galleries and everyday amenities, alongside beautiful parks and open spaces. The iconic Pantiles, with its colonnaded walkways and historic character, provides a unique setting for shopping, dining and leisure.

Excellent transport connections also make the location particularly appealing for commuters, with Tunbridge Wells railway station providing regular services towards London.

Designed for Modern Living

At Gallard Mews, contemporary family life meets the enduring character of Boyne Park. From private gardens and generous living spaces to considered fixtures and finishes, every home has been designed to provide a comfortable and stylish environment for modern living. Whether you're looking for your first family home, more space to accommodate a growing family or simply the opportunity to live in one of Kent's most sought-after locations.



Gallard Mews

Specification schedule



Kitchens

Bespoke designer kitchens and dining spaces, individually tailored to your home and lifestyle. Contemporary cabinetry is complemented by contrasting granite worktops and matching upstands, creating a stylish and sophisticated finish.

Our kitchens can incorporate fully integrated Siemens appliances, induction hob, including ovens, fridge freezers, dishwashers and washing machines, for a seamless and uncluttered look.

Interior Designed Bathrooms & En Suites

Modern bath and shower rooms featuring white sanitaryware, designer fittings and stylish vanity units, complemented by heated towel rails and radiators



Heating, Electrical & Lighting

Samsung air source heat pump providing hot water and central heating, with thermostatically controlled underfloor heating to the ground floor. The property will also include primary BT points and smart home capability.

Interior Finishes

The property benefits from stylish bi-folding doors opening directly onto the rear garden, creating a bright and welcoming connection between the indoor and outdoor living spaces. Quality flooring is fitted throughout all ground-floor areas, complemented by neutral carpeting to the remaining floors. Moulded skirting boards and architraves provide a smart, contemporary finish throughout the home, while the bathrooms are fully tiled to offer a modern and practical finish.

External Features

The property benefits from two private parking spaces and a well-maintained rear garden, providing an attractive and practical outdoor space.

The garden features a spacious lawned area complemented by a natural stone patio, ideal for outdoor dining, entertaining or simply relaxing. The garden is enclosed by a combination of modern rendered walling, close-board fencing and established hedge boundaries, creating a good degree of privacy.

General Features

A boutique development featuring new public spaces and thoughtfully designed landscaping, traditionally built using quality masonry construction. Each home also benefits from electric vehicle charging provision and the reassurance of a 10-year build warranty.

Communications:

The A21 is approximately 3.5 miles away, providing convenient access to the M25, wider motorway network, Gatwick Airport and Heathrow Airport. All distances are approximate.

Location: Tunbridge Wells

Gallard Mews is ideally situated in the sought-after Boyne Park, close to Tunbridge Wells town centre and the historic Pantiles. The area offers a vibrant community, with Tunbridge Wells Common nearby, excellent local schools, a wide range of local amenities and the convenience of the railway station, making it an attractive location for both families and commuters.

Mainline rail:

Tunbridge Wells station is approximately 0.8 miles away, offering direct services to London Cannon Street and Charing Cross. High Brooms station is also nearby, approximately 1.7 miles from the property, providing an additional convenient rail connection to London.

Schools: Tunbridge Wells is renowned for the quality and breadth of its educational provision, making it an attractive choice for families seeking excellent schools. The area offers a strong selection of primary and secondary schools, including highly regarded grammar schools and prestigious independent schools, providing families with a wide range of educational options





Gallard Mews, Boyne Park, Tunbridge Wells, TN4 8EL

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Plot 1

- 5/6 Bedroom, End of Crescent
- Three Story
- Open Plan Kitchen / Dining
- Three Bathrooms
- Two Private Parking Spaces
- Landscaped Rear Gardens
- Large Sitting Room



Denotes restricted head height

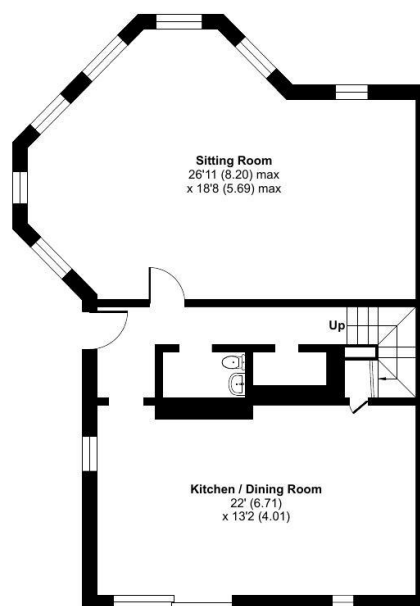
Boyne Park, Tunbridge Wells, TN4

Approximate Area = 2517 sq ft / 233.8 sq m

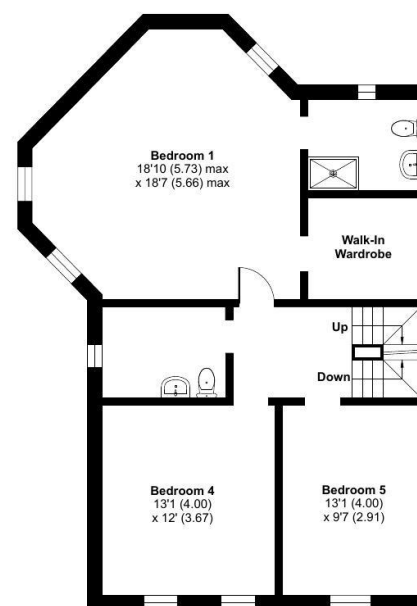
Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 2551 sq ft / 236.9 sq m

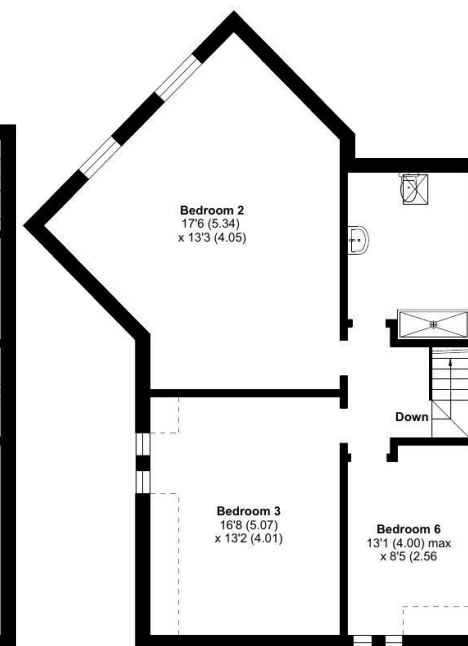
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Plot 2

- 5/6 Bedroom, End of Crescent
- Three Story
- Open Plan Kitchen / Dining
- Three Bathrooms
- Two Private Parking Spaces
- Landscaped Rear Gardens
- Sitting Room



Gallard Mews, Boyne Park, Tunbridge Wells, TN4

Approximate Area = 2138 sq ft / 198.6 sq m

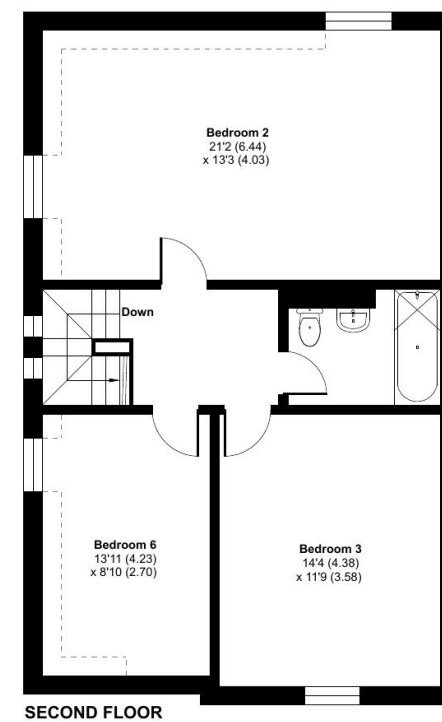
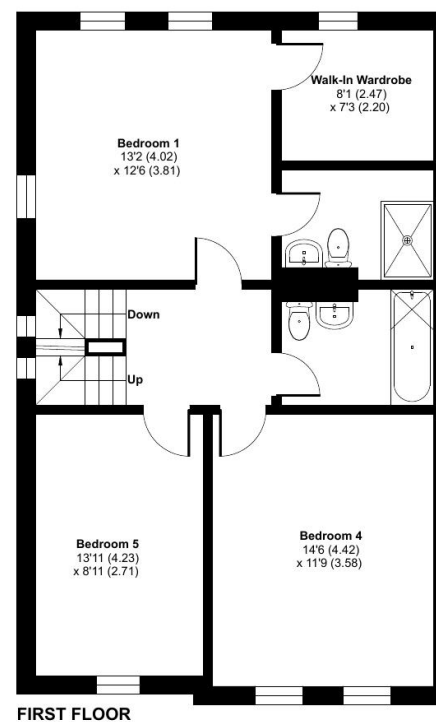
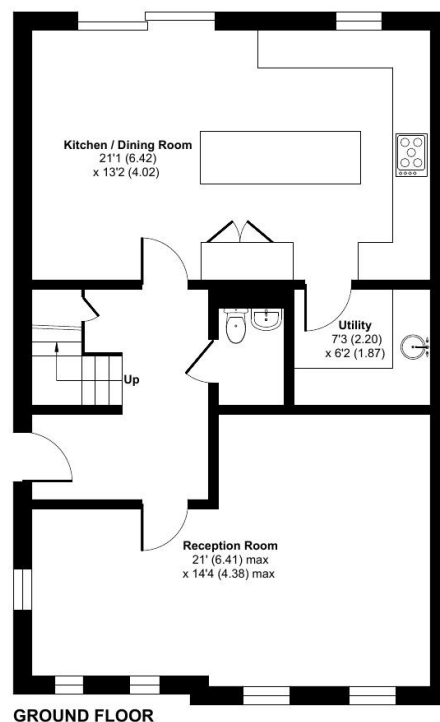
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 2175 sq ft / 202 sq m

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Denotes restricted
head height



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Plot 3

- 5/6 Bedroom, End of Crescent
- Three Story
- Open Plan Kitchen / Dining
- Three Bathrooms
- Two Private Parking Spaces
- Landscaped Rear Gardens
- Sitting Room



Denotes restricted
head height

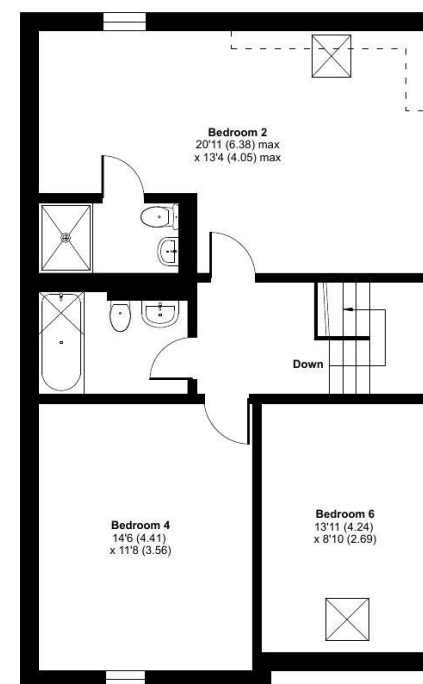
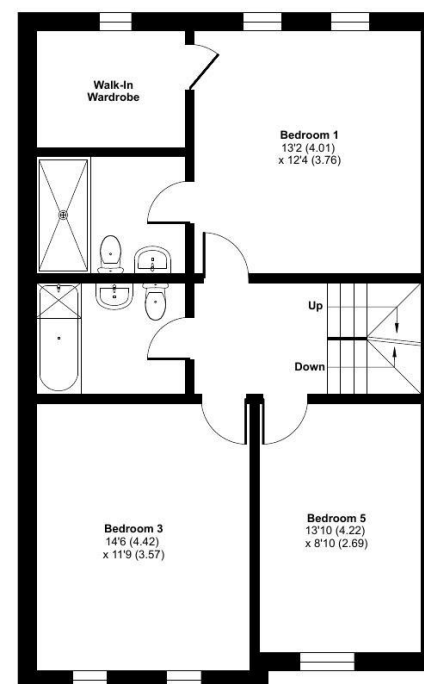
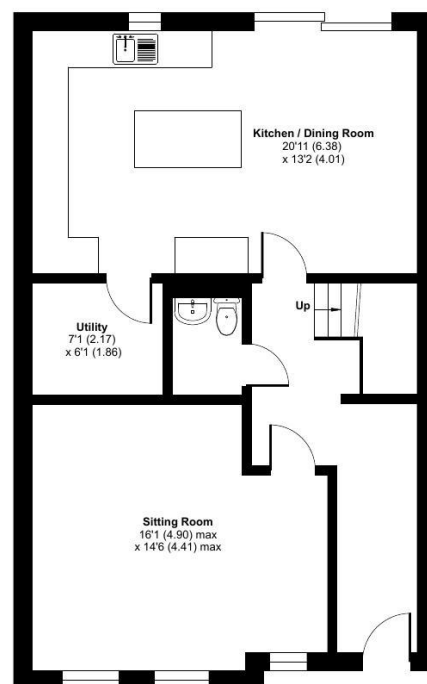
Boyne Park, Tunbridge Wells, TN4

Approximate Area = 2138 sq ft / 198.6 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 2151 sq ft / 199.8 sq m

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Plot 4

- 5 Bedroom, Detached
- Three Story
- Open Plan Kitchen / Dining
- Three Bathrooms
- Two Private Parking Spaces
- Landscaped Rear Gardens
- Large Sitting Room



Denotes restricted head height

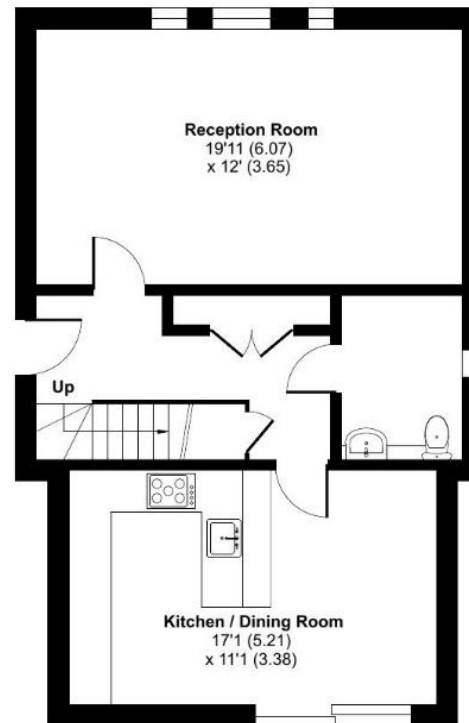
Gallard Mews , Boyne Park, Tunbridge Wells, TN4

Approximate Area = 1753 sq ft / 162.8 sq m

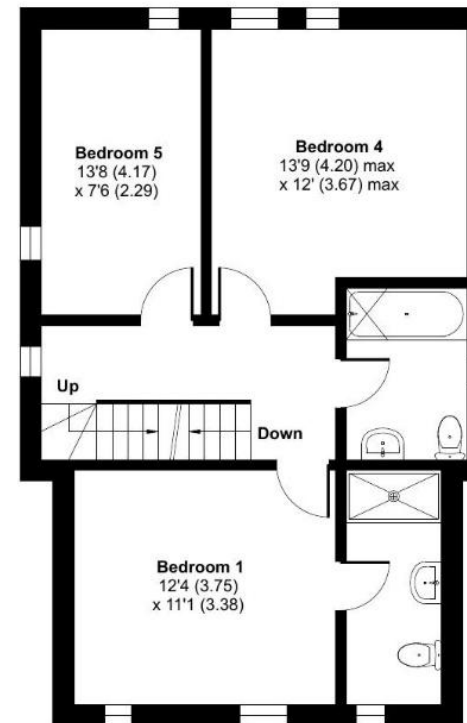
Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 1805 sq ft / 167.6 sq m

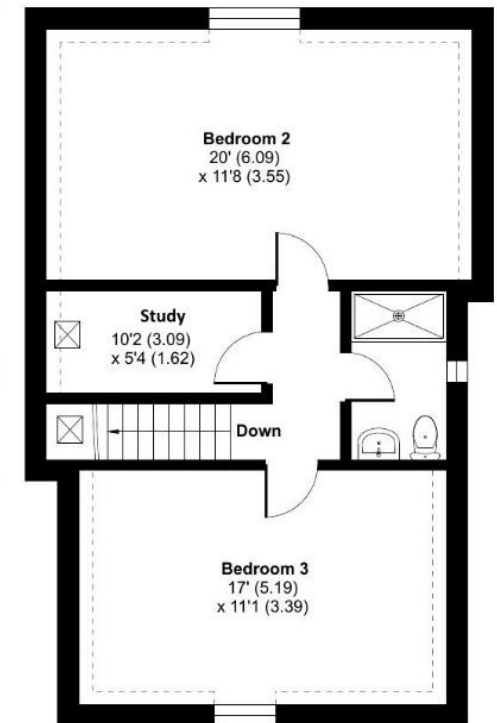
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GROUND FLOOR



FIRST FLOOR



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Gallard Mews, Boyne Park, Tunbridge Wells, TN4 8EL

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Kiln Mews, Lower Green, Leigh, Kent, TN11 8RT

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