



GROVE

GARDENS

St Andrews Medical Centre, Pinewood Gardens, Southborough,
Tunbridge Wells, Kent, TN4 0LZ



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Welcome to an exclusive collection of six beautifully designed four-bedroom semi-detached homes, where elegance meets everyday living. Each residence balances luxury with practicality, featuring off-street parking with EV charging and private gardens—crafted for contemporary living.

Step into your ideal home, blending thoughtful design and tranquil surroundings with sustainability. Enjoy easy transport access, off-street parking, and the comfort of an eco-friendly, luxury space.

Where Modern Living
Meets Timeless Elegance



Location

Southborough / Tunbridge Wells

Situated in the picturesque town of Southborough in Kent, this tranquil setting offers a peaceful retreat within a designated conservation area, surrounded by lush countryside and woodlands. A brief walk leads to the charming high street, which epitomises the quintessential English town with its boutique shops, quaint cafés, and welcoming pubs.

Just a 10-minute drive from Southborough, Royal Tunbridge Wells presents a wealth of cultural attractions, a variety of dining options, and extensive shopping facilities. Rapid rail links enable London to be reached in under an hour, allowing residents to enjoy the serenity of rural life with the convenience of city access.

Explore the best of both worlds in Southborough and Tunbridge Wells. From tranquil green spaces like Calverley Grounds and Southborough Common to vibrant cultural venues like Assembly Hall Theatre. With a wealth of leisure options, boutique cafés, and scenic trails— perfect for those who appreciate the finer aspects of city living.



Eating & Drinking

- 01 The Earl Grey Tea Rooms
- 02 The Imperial
- 03 The Kentish Hare
- 04 Veredigris
- 05 Tallow
- 06 Hand & Sceptre
- 07 Kingdom

Shopping

- 08 The Pantiles
- 09 Royal Tunbridge Wells High Street
- 10 Royal Victoria Place
- 11 Marks and Spencer
- 12 Sainsbury's
- 13 Asda

Leisure

- 14 Southborough Common
- 15 Bidborough Cricket Club
- 16 Grosvenor and Hilbert Park
- 17 Tunbridge Wells Sports Centre
- 18 Tunbridge Wells Football Club
- 19 Dunorlan Park
- 20 Tonbridge Castle
- 21 Chimera Climbing Tunbridge Wells
- 22 High Rocks

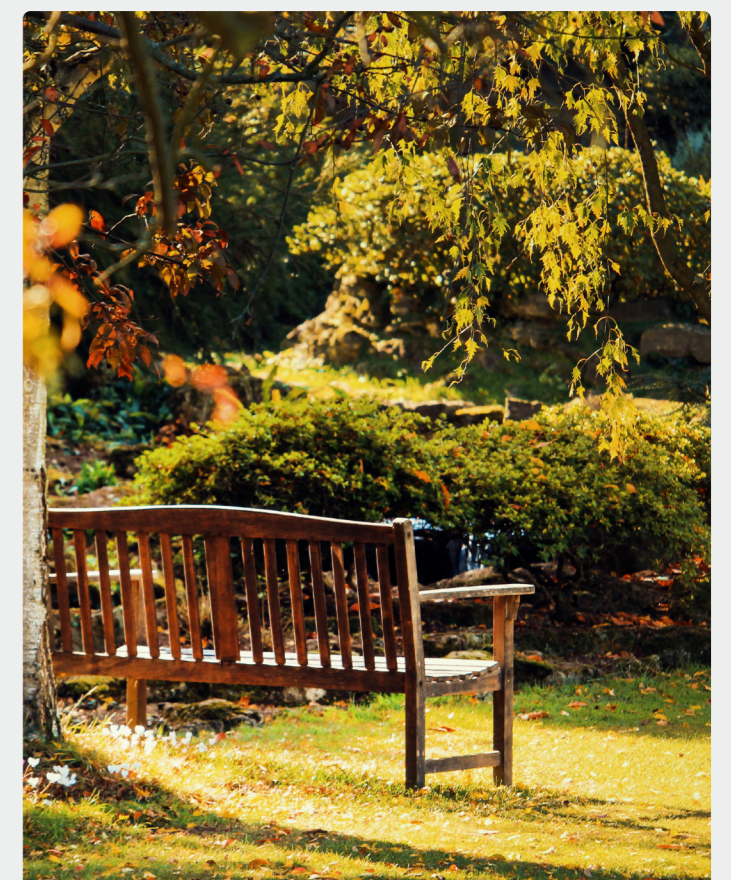
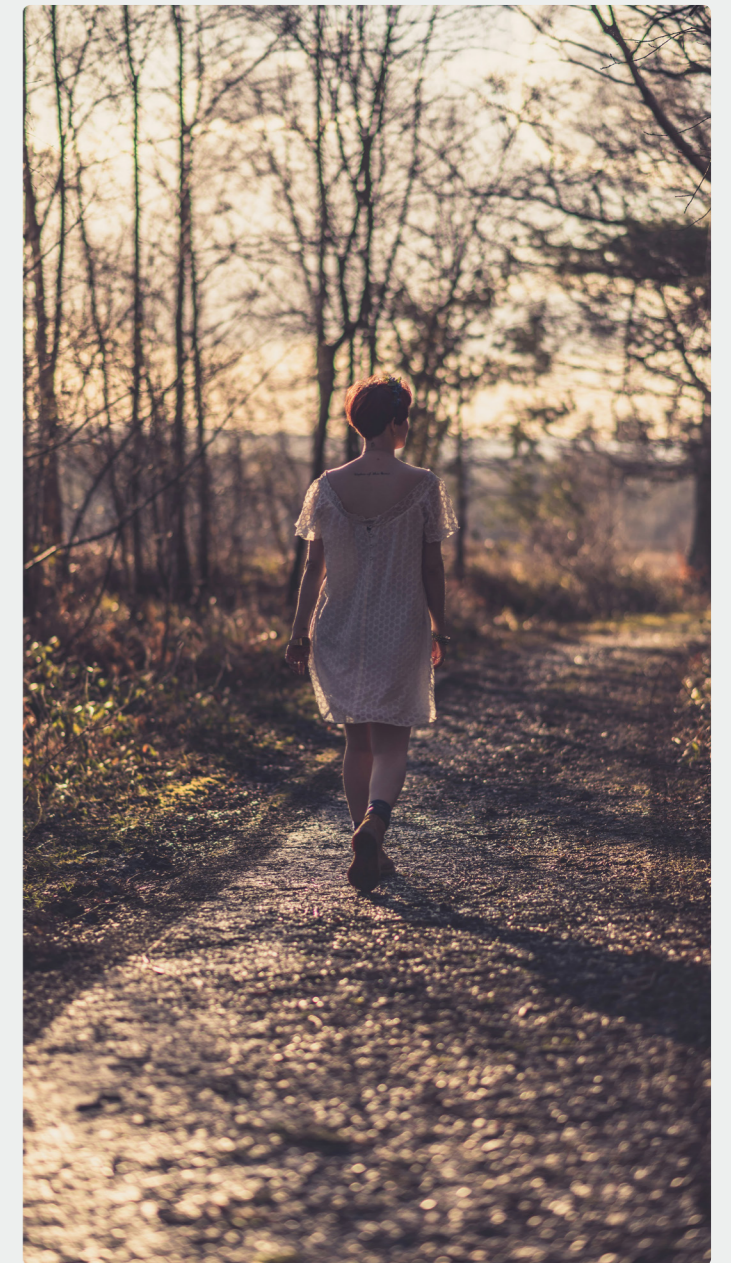
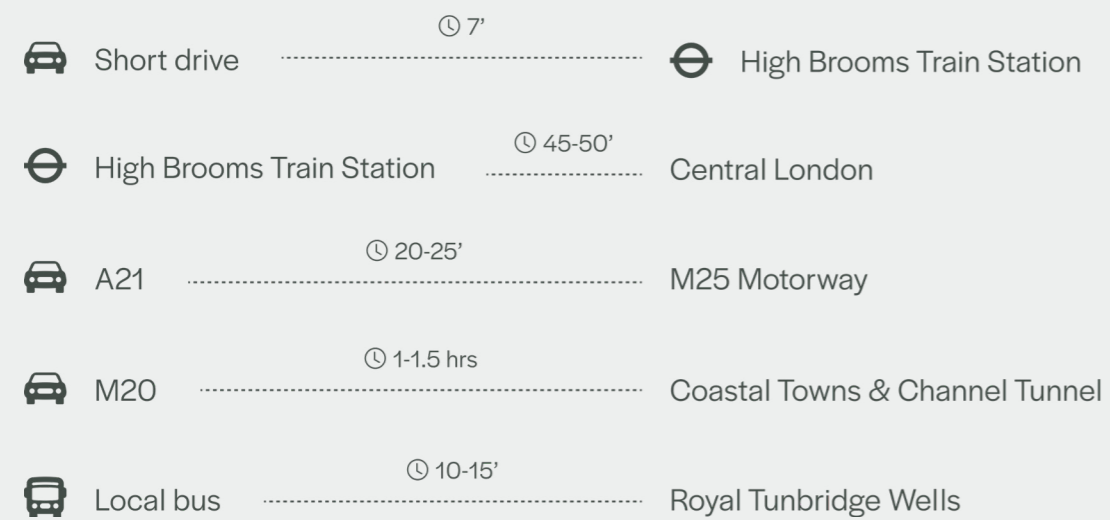
Attractions

- 23 Assembly Halls Theatre
- 24 Trinity Theatre & Arts Centre
- 25 Ashdown Forest
- 26 Scotney Castle,
- 27 Ightham Mote
- 28 Hever Castle
- 29 Tunbridge Wells Museum & Art Gallery
- 30 Spa Valley Railway

Transport

Connected Living

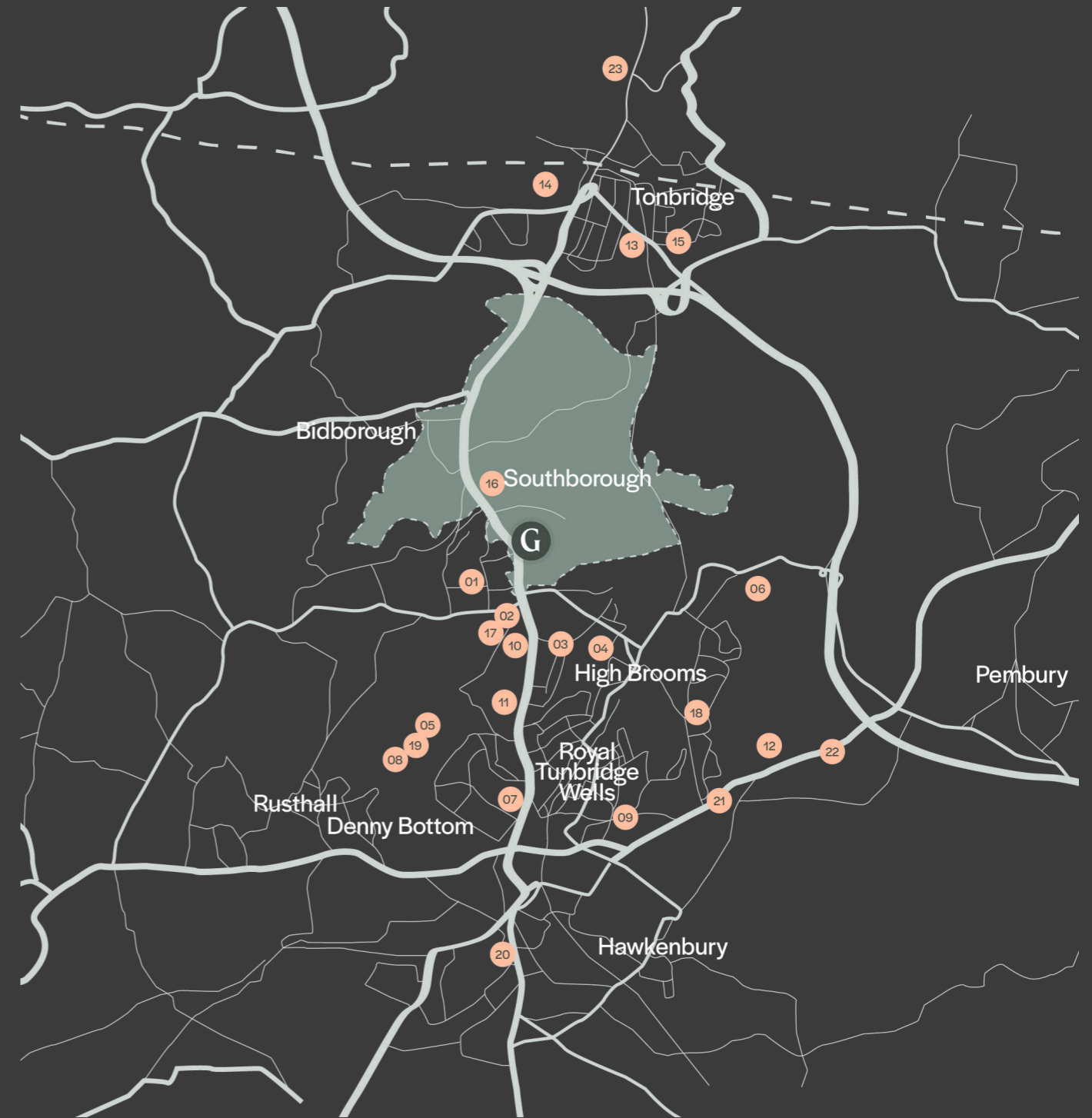
Grove Gardens offers excellent transport links, making commuting to London or visiting picturesque coastal towns effortless. Experience the perfect balance of tranquillity and convenience—a peaceful green haven with urban amenities just moments away.



Education

Exceptional Schools

The Southborough and Tunbridge Wells area is renowned for its excellent educational opportunities, making it an ideal location for families. The region offers a range of high-performing schools, catering to all age groups and educational needs.



State Schools

- 01 Southborough C Of E Primary School
- 02 St Gregory's Catholic School
- 03 St Augustine's R C Primary School
- 04 St. John's Church of England Primary School
- 05 Bennett Memorial Diocesan School
- 06 Skinner's Kent Primary School
- 07 The Wells Free School
- 08 Bishops Down Primary & Nursery School
- 09 St James C of E Primary School

Grammar Schools

- 10 Tunbridge Wells Grammar School For Boys
- 11 Tunbridge Wells Girls' Grammar School
- 12 The Skinners' School
- 13 Tonbridge Grammar School
- 14 The Judd School
- 15 Weald of Kent Grammar School

Private Schools

- 16 Meadows School - Special Education
- 17 Two Bridges School
- 18 Temple Grove Academy
- 19 Rose Hill School
- 20 The Mead School
- 21 Beechwood School
- 22 Oakley School
- 23 Tonbridge School



Interiors

Thoughtfully Designed, Timelessly Crafted Homes

Every detail in these thoughtfully designed homes has been carefully considered to complement your lifestyle, creating a space that feels just right. Crafted with premium materials, the interiors are not only beautifully timeless but built to stand the test of time, offering a warm and inviting place to call home.

Kitchen and Dining Room

- + Marble-inspired quartz worktops and splashbacks
- + German Shaker-style kitchen
- + German integrated appliances with 5-year warranty

Sustainability

- + SIP construction achieves EPC A rating
- + Solar panels on the roof
- + Energy-efficient underfloor heating on the ground floor
- + Low-energy LED lighting throughout
- + EV charging

Bathrooms & WC

- + Porcelain tiled walls and flooring, in 1st and 2nd floor bathrooms
- + Porcelain tiled walls and engineered wood flooring to ground floor WC
- + Stylish bathrooms with modern wall-mounted fittings

Finishing Touches

- + Elegant engineered wood flooring on the ground floor.
- + Luxurious cream carpet to bedrooms, stairs and landings
- + Optional bespoke wardrobe upgrade to the master dressing room

External Features

- + South-facing gardens with white paved patio
- + Paved drive with space for 2 cars
- + Secure bin store
- + Secure bike store

Peace of Mind

- + 10-year warranty
- + Built by an award-winning contractor
- + Sold as freehold





Homes

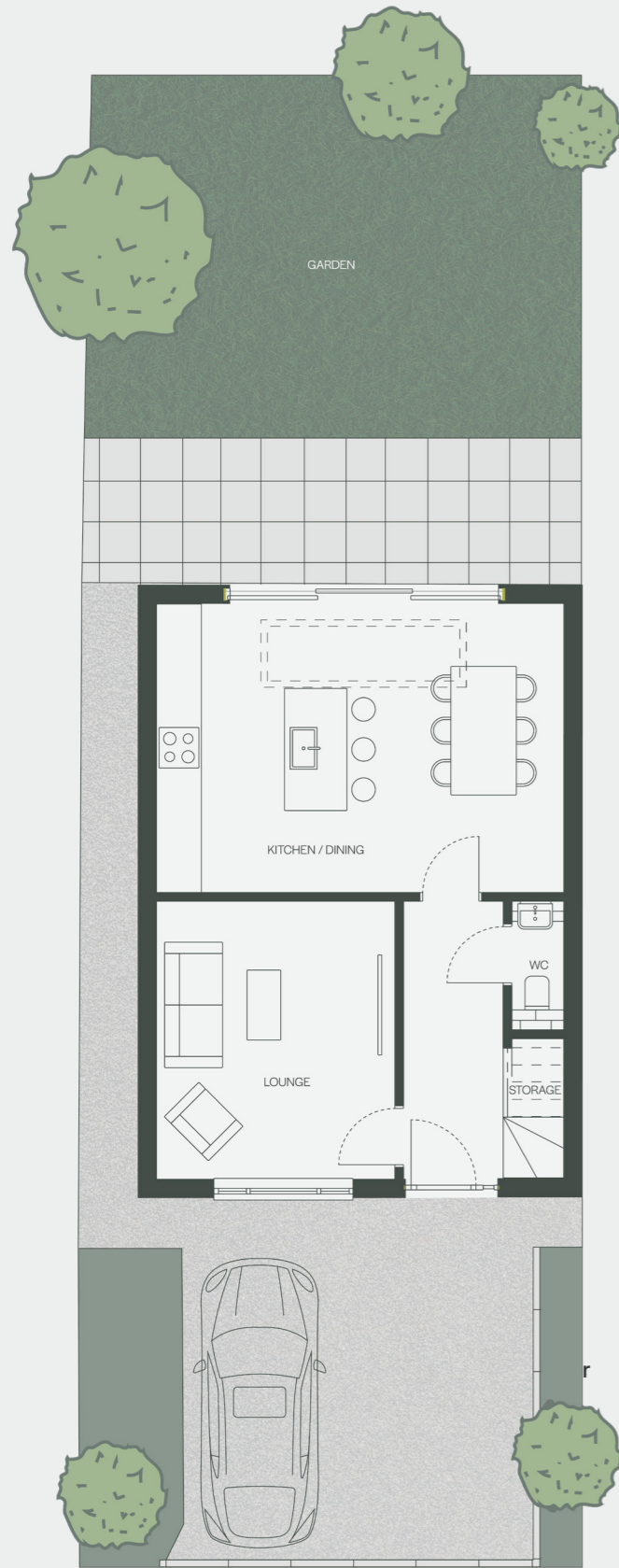
Sustainable, Elevated Living

House	Beds	Floor	Total Area (SqM)	Total Area (SqFt)	Amenities
4	4	GF, 1, 2	124	1334	Parking, Garden
5	4	GF, 1, 2	124	1334	Parking, Garden
6	4	GF, 1, 2	124	1334	Parking, Garden

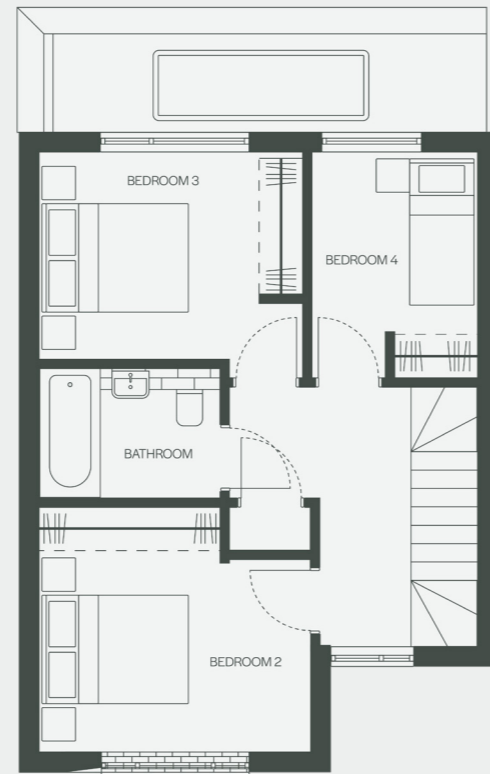
Please note that all sizes are approximate and may vary slightly until final construction is completed.

Home 4

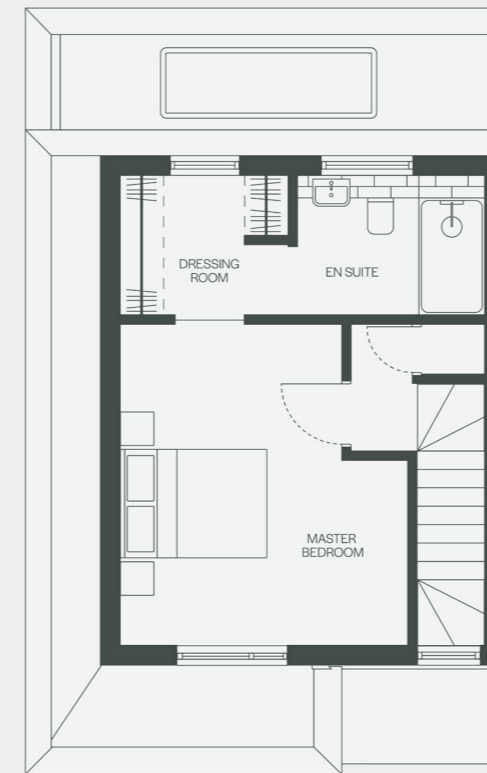
Semi-detached | 4-Bedroom | 2.5-Bathroom



Ground Floor



First Floor



Second Floor

Total Area (NIA)

124m² / 1334 sq ft

Kitchen / Dining

6.0 m x 4.2 m (25.3 m²)

Lounge

3.5 m x 4.1 m (14.2 m²)

Master Bedroom

4.0 m x 4.4 m (15.7 m²)

Dressing Room

2.3 m x 1.9 m (4.4 m²)

En Suite

2.5 m x 1.9 m (4.9 m²)

Bedroom 2

3.7 m x 3.3 m (11.5 m²)

Bedroom 3

3.6 m x 2.3 m (10.2 m²)

Bedroom 4

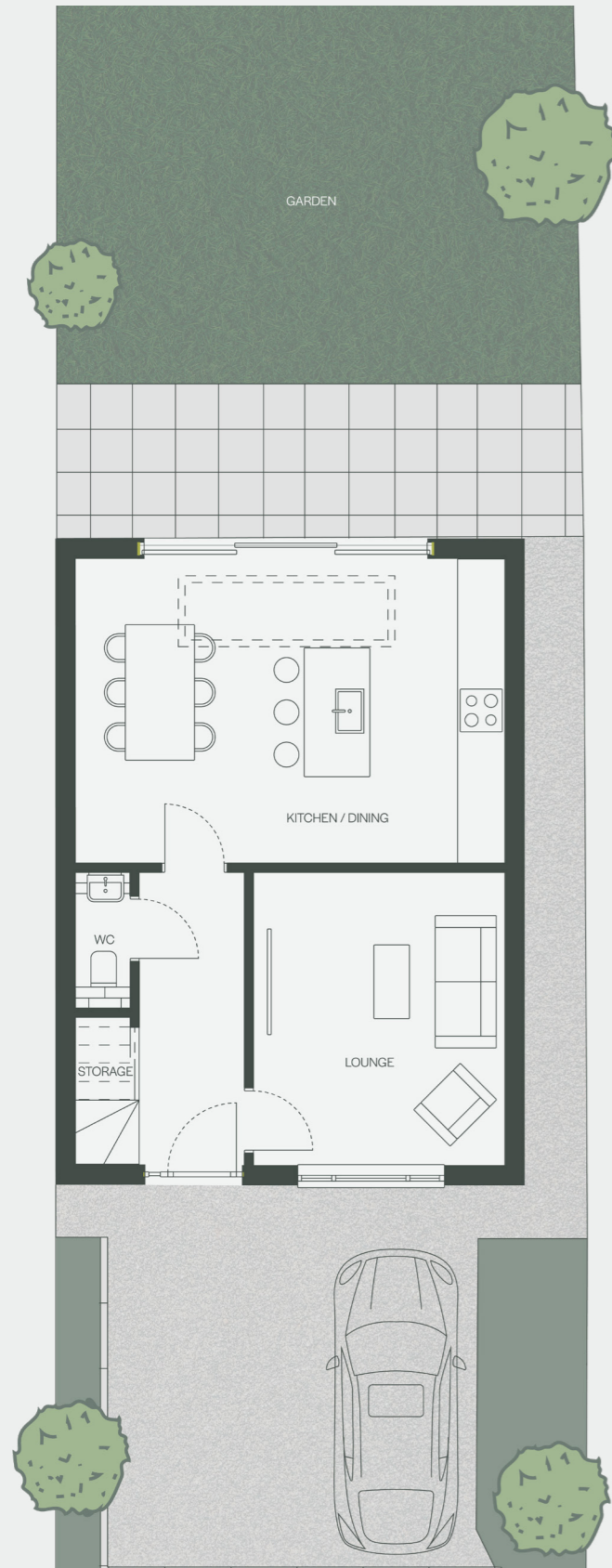
2.2 m x 3.0 m (6.6 m²)

Bathroom

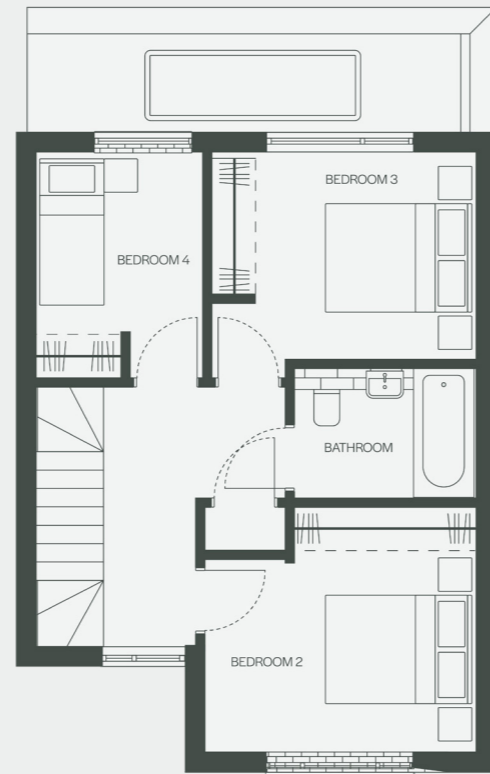
2.5 m x 1.8 m (4.4 m²)

Home 5

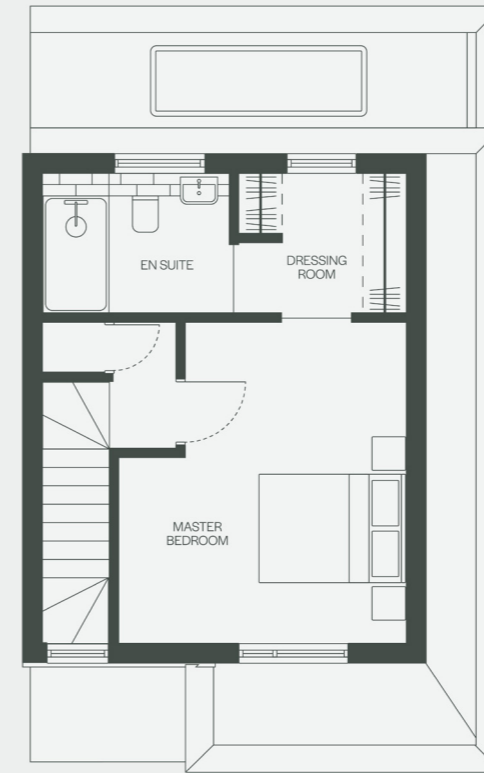
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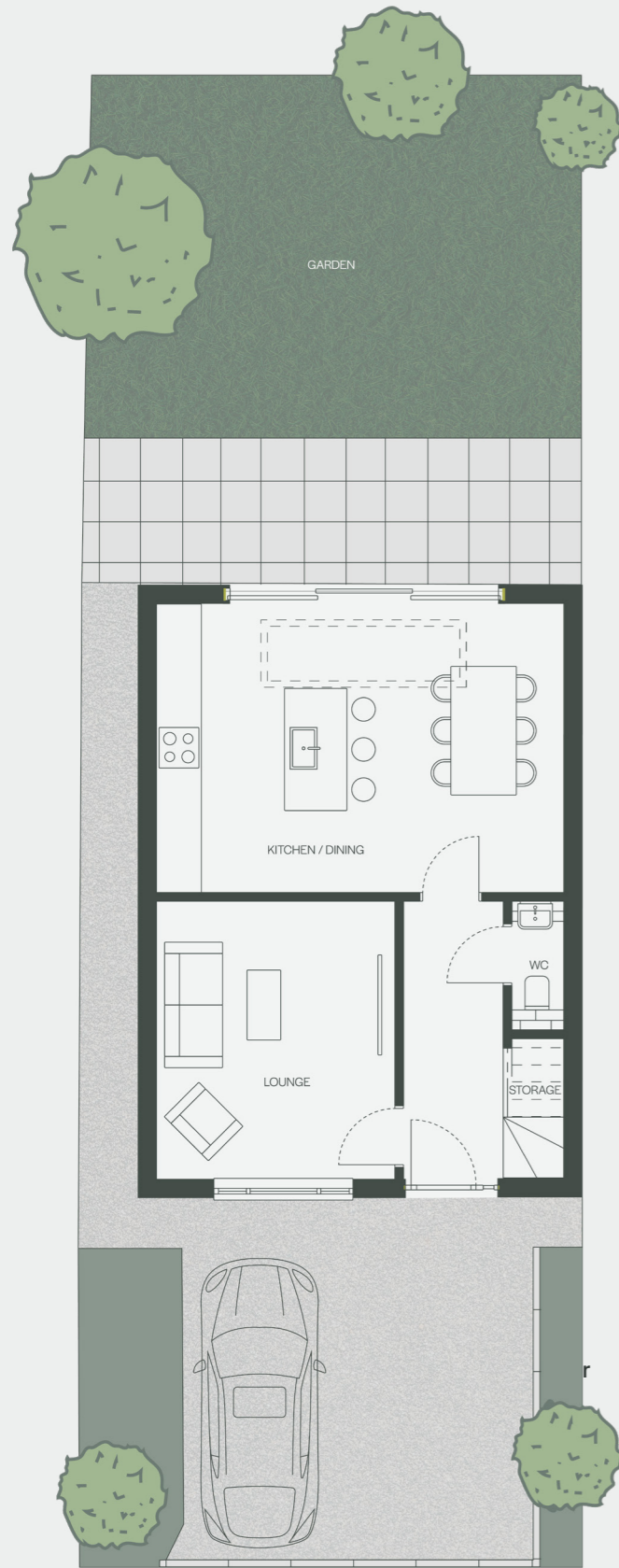
2.2 m x 3.0 m (6.6 m²)

Bathroom

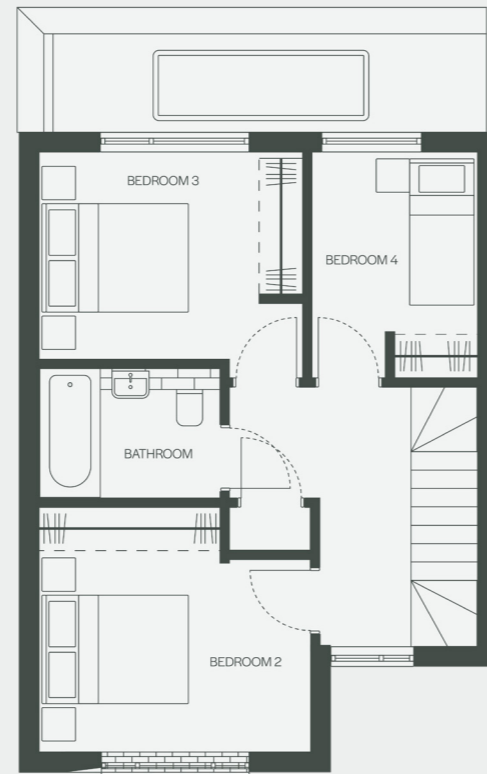
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Home 6

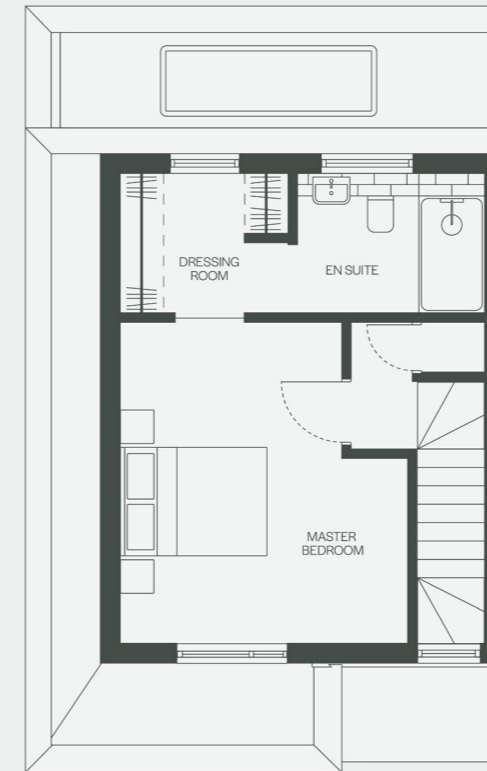
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Explore Our VR Snapshot



Scan the QR code to
explore your new home.



Grove Gardens by HSquared

HSquared, led by brothers Hadi and Tarik Hamza, proudly presents Grove Gardens. Drawing upon their extensive backgrounds in structural engineering and property development, HSquared is dedicated to creating homes of distinction. Hadi, with his experience leading multi-million pound projects, and Tarik, with his exceptional technical knowledge, ensure every residence at Grove Gardens is finely crafted. This partnership delivers a tailored and high-quality solution, making Grove Gardens a testament to their unwavering commitment to excellence.

A DEVELOPMENT BY



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