

140 Stephen`s Road, Tunbridge Wells





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Substantial Stunning 4-Bedroom Family Home

Accommodation Summary

- Detached house
- 4 double bedrooms, 1 en-suite
- Principal bedroom suite with dressing room and en-suite
 - Sitting room
 - Living room
- Kitchen/dining/family room
- Two bathrooms and an en-suite shower room
 - Garden
 - Driveway
- Sought after St John`s location



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This uniquely detached home, with off street parking, is set on a residential road hugely popular with families and professionals alike, as it is in walking distance of excellent schools, local amenities and superb transport links. It is also a stone's throw from a sought-after park and the town centre's shops and restaurants.

Its red brick exterior contrasts beautifully with its grey windows and roof slates, both recently updated by the owners as part of their wholesale renovation.

Once inside, the high-quality finish is immediately apparent, with a beautifully proportioned home delivering a family friendly style of living with a contemporary twist.

First on the left is the sitting room which is a welcoming space with warm wooden flooring, deep toned décor and white shutters on the window. It radiates elegant sophistication for cosy nights in.

Opposite is the living room, currently set up as a playroom, with double aspect shuttered windows. It is a versatile space that can grow with the family or be used instead as a much needed home office.

At the rear of the house, past a useful guest cloakroom with generous utility room to the side, is the jewel in this home's crown, the fabulous open plan kitchen, dining, family room. It really is a showstopper both in terms of its size and creative design with two sets of industrial style doors effortlessly extending the living space onto the decked sun terrace at the rear.

The dimensions of the living space cleverly define a dining and seating area with ample space for sofas and a large dining table, with a fitted bench seat stretching across its side wall.

The luxury kitchen is streamlined and sleek with a long island providing seating for four bar stools at the end, pan drawers and a home for the induction hob. It is a cook's dream with a length of cupboards housing all the high-end integrated appliances that you would expect from a house of this quality including Neff double ovens, microwave, coffee maker and dishwasher. There is also a deep walk-in larder for storage.

Returning to the entrance hall and climbing the stairs to the first floor, the wide landing has doors running off it at all angles.

The principal bedroom on the left has the luxury of pocket sliding doors opening into a dressing room with a deep bay window at the rear and a sumptuous contemporary ensuite.

Another generous double bedroom sits to the front with a fresh modern bathroom to the rear.

A further flight of stairs leads you up to the second floor with two more immaculately styled bedrooms and another beautifully finished bathroom, offering superb family accommodation.

Outside the decked terrace sits behind the kitchen giving you plenty of alfresco dining space and room to sit lazily in the sun. Steps on both sides lead down to an area of lawn but there is also an element of fun for the kids, as a slide offers an alternative access route down. The garden is fully enclosed on all sides making it a safe sanctuary for pets and children.

This fabulous home has undergone a complete renovation by the current owners to provide a flawlessly finished home that offers a luxury family lifestyle that you could move straight in and enjoy. It is also a short walk from first class grammar schools. A must see!





Canopied part glazed entrance door opening into:

Entrance Hall: wooden flooring, radiator and doors opening into:

Sitting Room: 11'5 x 13'2 front aspect double glazed window with shutters, wooden flooring, opening in chimney breast with painted mantle and tiled hearth and cast iron radiator.

Living Room: 8'3 x 13'2 front and side aspect double glazed windows with shutters, wooden flooring and cast iron radiator.

Cloakroom: side aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap and polished concrete flooring with underfloor heating.

Utility Room: 8'2 x 15'10 side aspect double glazed window, wall hung Worcester Bosch boiler, side aspect glazed door opening into the garden, space and plumbing for appliances, tiled flooring and radiator.

Kitchen/Dining/Family Room: 18'6 x 26'10 side aspect double glazed window, rear aspect French doors with windows above, rear aspect picture window, polished concrete flooring with underfloor heating, walk in larder with storage space, fitted wooden bench seat, island with pan drawers, breakfast bar space for 4 bar stools, induction hob and overhead extractor. A line of units with integrated dishwasher, integrated fridge/freezer, Corian worktops and inset stainless steel sink with mixer tap.

Stairs up to first floor landing with side aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Principal Bedroom: 11'5 x 16'2 front aspect double glazed window, radiator and pocket sliding doors opening into:

Dressing Room: 12'1 x 12'4 rear aspect double glazed bay window, radiator and door opening into:

En-suite: rear aspect opaque double glazed window, walk in shower cubicle with wall mounted handheld-shower attachment and thermostatic shower valves, ceiling mounted rainwater shower head, heated towel rail, concealed cistern WC, vanity unit with wash hand basin and wall mounted mixer tap over, tiled flooring and part tiled walls.

Bedroom 2: 11'7 x 9'11 front aspect double glazed window, fitted wardrobe and radiator.

Bathroom: rear aspect opaque double glazed window, walk in double shower cubicle with wall mounted thermostatic shower valves, handheld shower attachment and rainwater shower head, wall inset shelves, tiled vanity unit with wash hand basin over with tall mixer tap, freestanding double ended bath with mixer tap and handheld shower attachment, heated towel rail, tiled flooring and part tiled walls.

Stairs up to second floor landing and doors opening into:

Bedroom 3: 19'7 x 11'3 front aspect double glazed window, side aspect Velux windows, eaves storage cupboard and radiator.

Bedroom 4: 10'10 x 16'4 rear aspect double glazed window, side aspect Velux windows and radiator.

Bathroom: side and rear aspect Velux windows, shower cubicle with wall mounted shower attachment, freestanding double ended bath with freestanding bath tap with handheld attachment, low level WC, vanity unit with wash hand basin with mixer tap and tiled flooring.

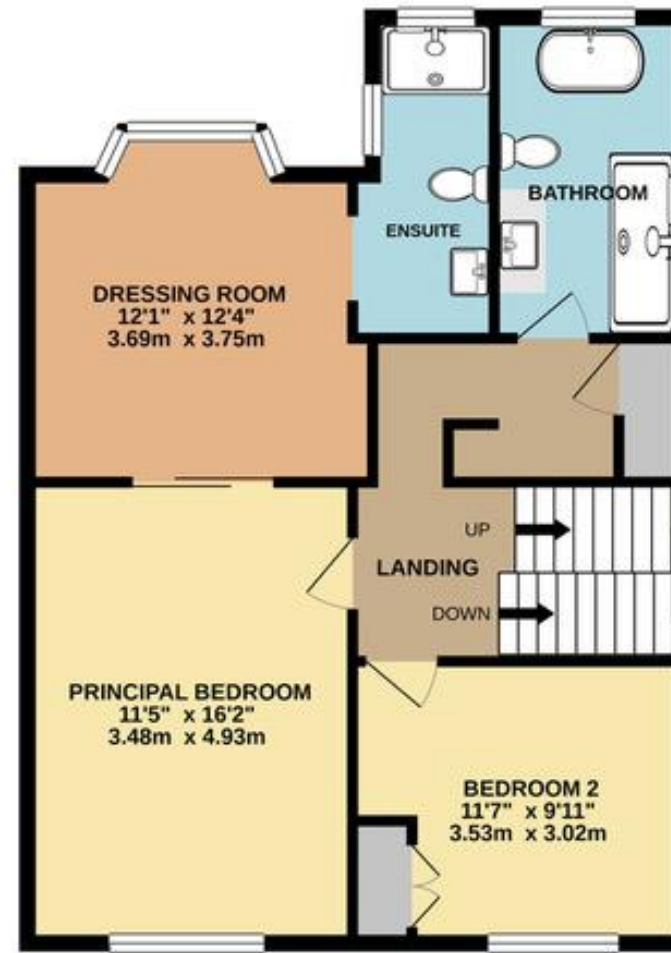
Outside: There is a wooden fence and gate to the front with a hard surface driveway and wooden gate behind providing rear garden access. At the rear and adjacent to the house is a large enclosed decked terrace with wooden pergola, steps leading down to an area of grass on either side with a slide giving access below too. There is some wooden sleeper enclosed stocked flower beds, further stocked flower beds to the side and wooden close boarded fencing at all perimeters.



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



2ND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 2160 sq.ft. (200.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,293.00)

EPC: C (72)

AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John's Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



