

100 Stephens Road, Tunbridge Wells





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Sophisticated Stylish 4-Bedroom Period House in Sought After Location

Accommodation Summary

- Semi-detached Victorian house
 - 4 bedrooms, 1 en-suite
- 4th bedroom set up as a home office
 - Living room
 - Dining room
 - Kitchen/breakfast room
- Cloakroom with utility facilities
 - Modern bathroom
- Pretty well established garden
- Sought after St John`s location



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautiful double bay fronted home oozes Victorian charm whilst delivering a family friendly contemporary style of living.

The owner has beautifully blended modern finishes with traditional features to create a flawlessly finished house offering a luxury family lifestyle that you could move straight in and enjoy.

The beauty of this home is immediately apparent as you approach. A low brick wall with railings above sets it back from the road, with neat box hedging and bay trees sat behind.

A smart tiled pathway leads you up to the covered entrance door which welcomes you into its immaculate hallway, brightened by the door's pretty decorative glazing.

The entrance hallway has traditionally tiled flooring with underfloor heating and stylish under stair fitted cabinetry, to keep the space clutter free.

To the right, light pours into the elegant living room through its shuttered bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor, walnut wooden flooring and a fireplace to add character and warmth in the colder months.

Next door is the stylish kitchen/breakfast room with bespoke painted oak cabinetry contrasting with Caesarstone Quartz work tops and warm oak wooden flooring. It is beautifully finished and fully equipped, as you would expect from a house of this quality, with integrated Miele and Siemens appliances. Wall mounted Sonos speakers add to your enjoyment while there is space for a table and chairs to sit at to enjoy your morning coffee. A deep walk-in pantry with shelving provides lots of storage space and a side aspect door gives access into the garden.

To the rear is the newly fitted cloakroom with utility facilities.

At the end of the hallway is the dining room, which is a visual delight, its deep bay window benefitting from a fitted window seat with storage, to relax on and enjoy the garden views. Farrow and Ball décor compliments the oak wooden flooring while an opening in the chimney breast cleverly offers storage and a focal point for decorative items.

Climbing the Roger Oates carpeted stairs to the first floor there are three immaculate bedrooms, all generous doubles. The bedroom at the front extends the width of the house and its windows, one a deep bay, flood the room with natural light.

Bedroom three at the rear also enjoys a bay window, bringing in garden views, and the fourth bedroom is currently set up as a home office with a wonderful array of bespoke fitted office furniture.

Across the landing is the chic family bathroom with a separate bath and glazed frameless shower cubicle. Dual aspect windows reflect light off its fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is the beautiful principal bedroom suite, with graceful proportions that give a very tranquil feeling. Soothing tones and a contemporary en-suite, with sliding doors to either conceal it or open the view to the rear, make it a restful retreat. A deep walk-in wardrobe with hanging rails and a fitted triple wardrobe with hanging rails, drawers and shelving offer wonderful storage.

Outside the pretty garden is fully enclosed offering a sanctuary for children and pets whilst a paved terrace at the rear of the house is perfect for alfresco dining. It has been beautifully and thoughtfully planted with mature stocked flower beds, an area of easily maintained artificial grass and a further paved terrace to the rear. Perimeter wooden fencing is fronted by an array of bamboo, apple and olive trees which afford great privacy, and a beautiful hydrangea climbs up the back of the house. There is a shed for storage and side street access too.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. A must see!





Storm porch with tiled base and part opaque stained glass entrance door opening into:

Entrance Hall: glazed numbered top light, bespoke under stair cupboards with mid height storage, open shoe shelves and tall cloakroom cupboard, tiled flooring with underfloor heating, traditional radiator and doors opening into:

Living Room: 11'9 x 13'1 front aspect bay window with shutters, period fireplace with tiled surround and slate hearth, walnut wooden flooring, Sonos wall mounted speakers and traditional radiator.

Kitchen/Breakfast Room: side aspect windows, side aspect door giving garden access, Caesarstone Quartz work surfaces, bespoke painted oak base units and larder cupboard, space for fridge/freezer, integrated Miele oven, integrated Miele 4 ring induction hob, stainless steel extractor, open wall shelving, integrated Siemens dishwasher, Villeroy & Bosh sink with mixer tap, glass splash back, oak wooden flooring, traditional radiator, part opaque glazed door opening into walk in pantry with block brick flooring, shelving and part opaque front aspect window, floor cellar hatch and door opening into:

Utility/Cloakroom: space and plumbing for appliances, wall hung boiler with 5 year warranty, oak wooden flooring, rear aspect opaque window, part tiled walls, wall hung wash hand basin with mixer tap, concealed cistern WC and heated towel rail.

Dining Room: 10'7 x 13'11 rear aspect bay window with fitted window seat with storage, opening in chimney breast with low level storage cupboard and countertop, oak wooden flooring and radiator.

Stairs with Roger Oates carpeting up to first floor landing with doors opening into:



Bedroom 3: 10'7 x 10'5 rear aspect bay window and radiator.

Bathroom: rear aspect opaque double-glazed window, side aspect part opaque window, Showerwall panel enclosed bath with hand held shower attachment and mixer tap, frameless glazed shower enclosure with shower attachment, vanity top with wooden bowl wash hand basin with Hansgrohe basin mixer tap, low-level WC, heated towel rail and wooden effect flooring with underfloor heating.

Bedroom 4: 9'7 x 10'4 side aspect part opaque window, fitted bespoke curved office desk with storage cupboards with hanging file inserts, fitted wall units with under counter lighting and sliding opaque doors, wall shelving, wooden flooring and column radiator.

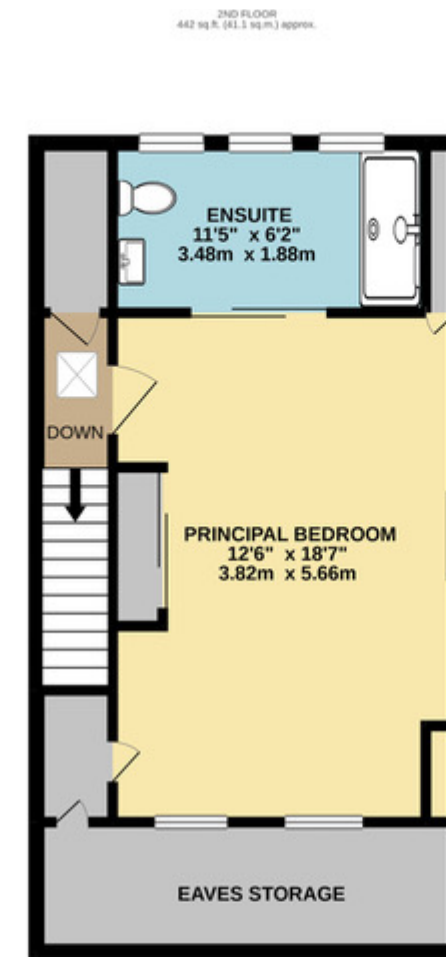
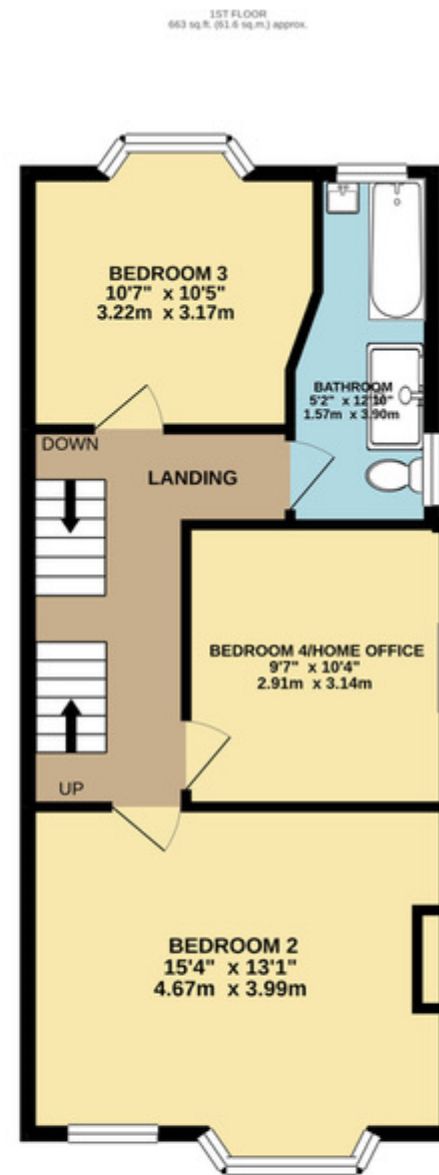
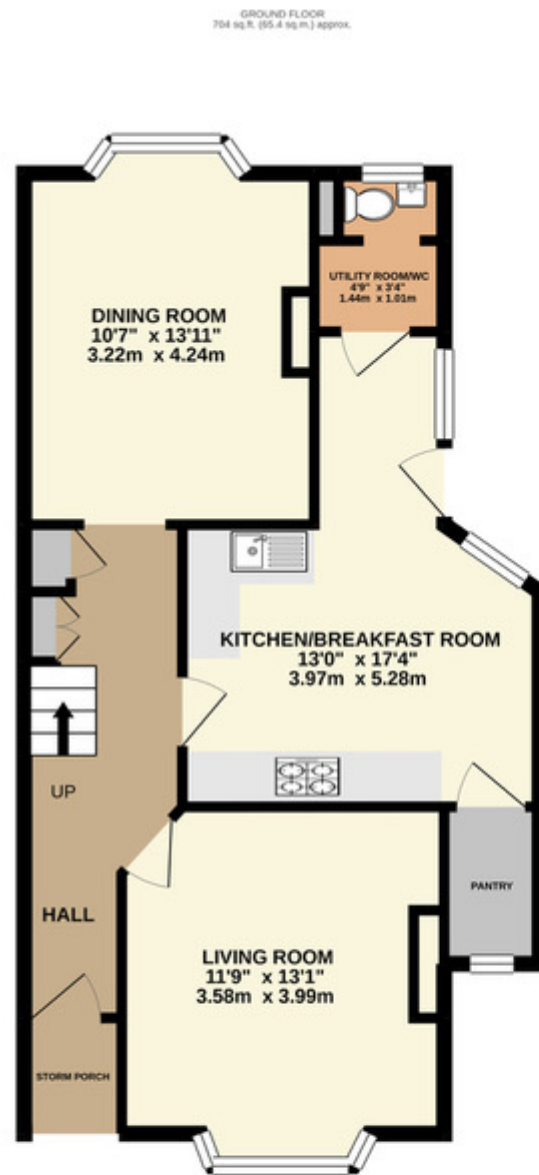
Bedroom 2: 15'4 x 13'1 front aspect bay window, front aspect window and radiator.

Stairs up to second floor landing with rear aspect Velux window, eaves storage cupboard and door opening into:

Bedroom 1: 12'6 x 18'7 side aspect opaque window, front aspect Velux windows with fitted blinds, eaves storage cupboards, walk in wardrobe with hanging rails, Sliderobes triple part mirrored sliding door wardrobe with double hanging rails, drawers and shelving, radiator, wooden flooring and sliding opaque glazed doors opening into:

En-suite: rear aspect double glazed windows, vanity unit with wash hand basin with mixer tap over and cupboards under, fitted mirrored wall cabinet, open wall shelving, concealed cistern WC, frameless glass shower cubicle with wall mounted shower attachment, radiator and wooden flooring.





BASEMENT FLOOR



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outside: to the front is a low height brick wall with wrought iron railings and gate, tiled pathway, flower bed with area of decorative pebbles with bay trees and box hedging to the sides. A paved pathway leads to the side with a wooden gate giving rear garden access. To the rear is a block brick pathway that leads to a paved terrace with paved steps leading to an area of artificial lawn with stocked mature flower borders, a rear paved terrace and a wooden shed. It is fully enclosed on all sides by close boarded fencing fronted by a mix of tall bamboo, hedging, apple and olive trees. There is a climbing hydrangea at the back of the house, electrical socket and water tap.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,410.21)

EPC: D (56)

Sonos speakers in the Living Room, Kitchen/Breakfast Room and Principal Bedroom

Boiler has a 5- year warranty

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.



