

80 Stephens Road, Tunbridge Wells









# 80 Stephens Road, Tunbridge Wells TN4 9QA

*Elegant Spacious 4-Bedroom Period House With Flexible Accommodation*

## **Accommodation Summary**

- Semi-detached Victorian house
- 4 bedrooms (with opportunity for further lower ground bedroom use)
  - Living room
  - Dining room
  - Kitchen
- Home office and gym with separate entrance
  - Large utility room
- Bathroom and shower room
- Sunny garden with summer house
- Sought after St John's location



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This beautiful double bay fronted Victorian home is arranged over three floors and offers versatile accommodation, with the opportunity to extend further into the loft.

A handsome red brick exterior is set back from the road behind a low brick wall with a mix of decorative tiling and planting behind. A tiled pathway entices you up to its canopied porch.

The entrance hallway, with useful under stair cupboards to keep the space clutter free, is bright and immaculate with the light flooding through its stained glass front door bouncing off its light oak flooring.

First on the right is the dining room which is effortlessly elegant with a deep bay window flooding the room with light and a traditional fireplace adding warmth and character in the colder months.

Conveniently placed next door is the well-designed kitchen which offers an abundance of cream cabinetry which contrasts beautifully with the warm wooden countertops. There is ample space for appliances and a monochrome floor, exposed brick chimney breast and a large window make the space a cook's delight.

Behind is the living room, which is an exceptionally welcoming space with stylish décor, alcove cabinets and bookshelves and a classic fireplace. Two large windows bring in light and garden views in equal measure and there is plenty of room for sofas, making it perfect for family living and entertaining.

Stairs take you down to the lower ground floor which has its own separate entrance giving you the opportunity to blend working and living spaces to deliver flexibility where needed.

A beautifully presented home office at the rear with French doors opening into the garden could easily double as an additional bedroom, with the convenience of a shower room next door. Beyond is a further versatile space that could be another office space, bedroom or gym.

A deep walk-in storage cupboard and a large utility room with an additional sink, fitted storage cupboards and a door to give external access are very useful additions.

Climbing the carpeted stairs to the first floor there are three double bedrooms, all with large windows and immaculate décor. The principal bedroom at the front extends the width of the house and its décor, two windows, one a deep bay, and graceful proportions give a very tranquil feeling.

Across the landing is the large family bathroom with a double ended roll top bath sat in a tiled and panelled enclosure with a separate shower cubicle, vanity unit and lots of fitted storage. A side aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Outside the delightful garden is thoughtfully planted to deliver privacy and bursts of colour all year round. It is cleverly paved, making it low maintenance and the perfect space for alfresco dining. Stocked flower beds, a raised pond and a decked corner terrace with pergola add interest and it is fully enclosed, offering a safe sanctuary for pets and children.

A pretty summer house offers shade from the sun or warmth in the colder months and could easily double as a home office or children's playroom.

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!





**Canopied storm porch with tiled base and part opaque stained glass entrance door opening into:**

**Entrance Hall:** glazed top light, Karndean light oak flooring, radiator in decorative cover, under stair storage cupboards with shelving and space for coats.

**Dining Room:** 10'4 x 13'4 front aspect bay window, alcove mid height fitted cupboards, alcove open shelving and fireplace with painted mantle and tiled surround and hearth.

**Kitchen:** 10'4 x 12'7 side aspect window, tile effect flooring, heated towel rail, tiled splashbacks, space for range oven, space and plumbing for dishwasher, space for fridge/freezer, exposed brick chimney breast with opening for countertop, 1 ¾ stainless steel sink with drainer and mixer tap and cream eye and base level units with wooden countertops.

**Living Room:** 14 x 11'9 rear aspect widows, fitted mid height alcove cupboards, fitted alcove shelving, fireplace with wooden mantle and tiled surround and hearth and radiator.

**Stairs down to the lower ground floor hallway with wooden effect flooring, side aspect window, radiator, side aspect part opaque glazed door giving side garden access and doors opening into:**

**Shower Room:** rear aspect opaque window, corner shower cubicle with wall mounted shower attachment, low level WC, vanity unit with cupboard under and wash hand basin over and tiled walls.

**Home Office/Bedroom 4:** 10'10 x 14'9 rear aspect French doors, fitted desk and shelf in alcove, alcove wall shelving, pine mantle with opening in chimney breast and marble hearth and radiator.



**Gym/Bedroom 5:** 15'7 x 11'2 side aspect window, wooden effect flooring, open wall shelves, fitted cupboards with shelving, deep walk-in storage cupboard and door opening into:

**Utility Room:** side aspect part glazed door opening into the side garden, hard surface flooring, base level cupboards with wooden countertops, sink with drainer and mixer tap, space and plumbing for appliances, 3 tall cupboards, 1 housing the gas meter and one housing the boiler.

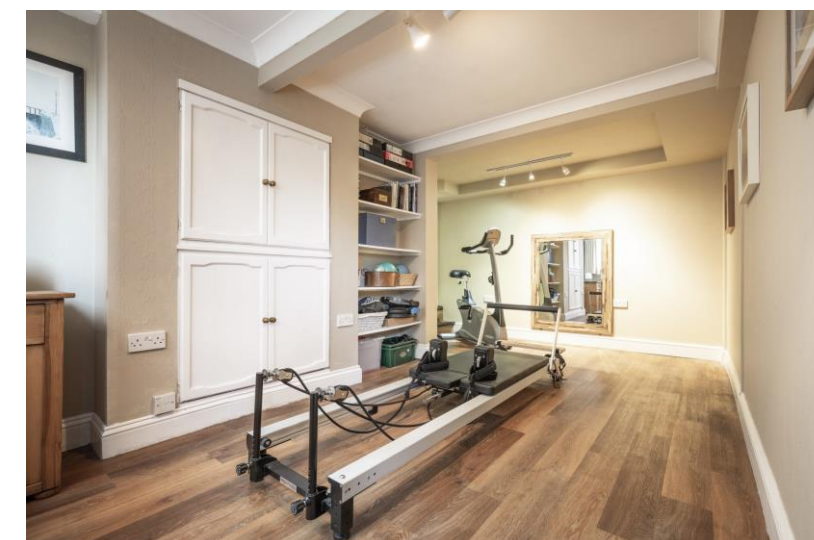
**Stairs up to first floor landing with ceiling loft access hatch with drop down ladder and doors opening into:**

**Bedroom 3:** 7'11 x 11'9 rear aspect window, fitted wardrobe with hanging rail and radiator.

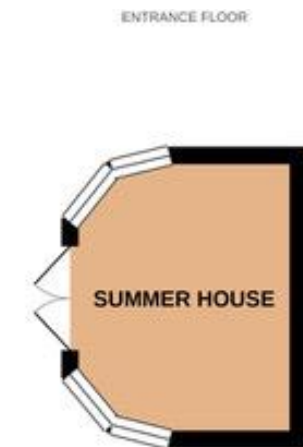
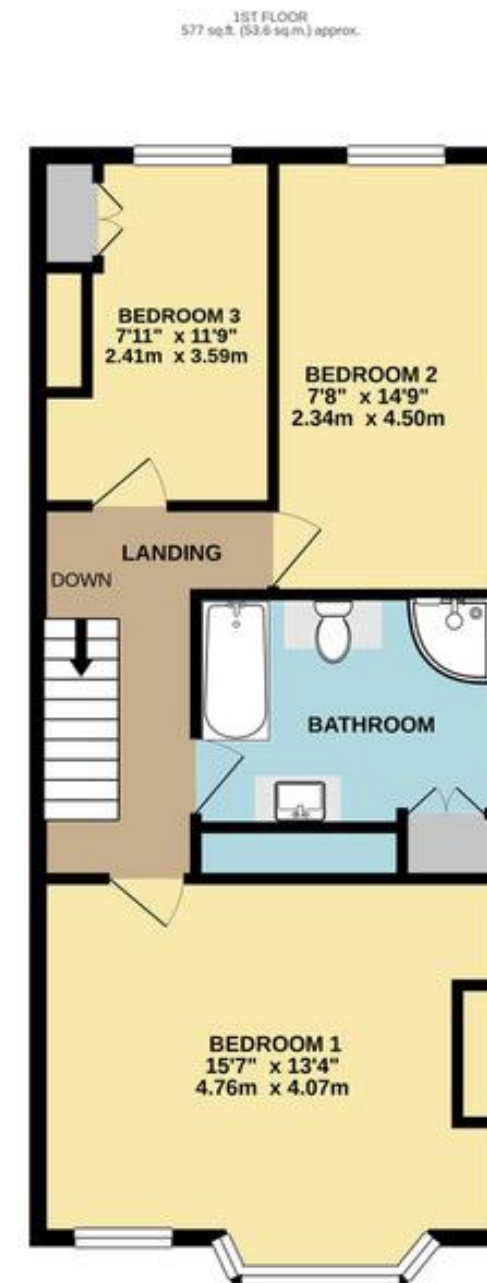
**Bedroom 2:** 7'8 x 14'9 side and rear aspect windows and radiator.


**Bathroom:** side aspect opaque effect window, double ended roll top bath with panelling and tiled countertop, mixer tap and handheld shower attachment, shower cubicle with wall mounted shower attachment, vanity unit with cupboard under and tiled countertop with wash hand basin, concealed cistern WC with fitted cupboards either side, fitted cupboard with shelving for linen, fitted cupboards with tiled countertops, Karndean wood flooring and radiator.

**Bedroom 1:** 15'7 x 13'4 front aspect bay window, front aspect window and radiator.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>49</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1730sq.ft. (160.7 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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**Outside:** to the front is a low height brick wall with a metal gate, tiled pathway, flower bed with area of decorative tiling and stocked flower beds and paved steps up to a canopied and tiled base storm porch. Double metal gates to the side lead to a paved area with space for bin storage and a wooden gate for rear garden access. To the rear is a paved side return leading to a block brick terrace at the back of the house with a tool shed. Steps lead up to a decorative paved terrace with stocked mature flower borders and a weeping pear tree. There is a raised pond, and a decked corner area with pergola. It is fully enclosed on all sides by close boarded fencing.

**Summer House:** with windows and part gazed double doors, lighting and electricity.

**General:**  
 Tenure: Freehold  
 Local authority: Tunbridge Wells Borough Council  
 Council tax: Band D (£1,968.00) / EPC: E (49)

**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.





