

164 St Johns Road, Tunbridge Wells







# 164 St Johns Road, Tunbridge Wells TN4 9UY

*Spacious 4-Bedroom Family Home in Sought After Location with Garden Studio*

## Accommodation Summary

- Detached house, walking distance of excellent schools and mainline stations
  - 4 double bedrooms
    - Living room
    - Dining room
  - Home office/5th bedroom potential
- Kitchen/breakfast room and separate utility room
  - Conservatory
- Driveway with off street parking
  - Beautiful garden
  - Garden studio



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Perfectly positioned, this fantastic home is 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.

Set back and screened from the road by mature hedging, a block brick driveway with plenty of space for parking fronts the house.

A canopied porch welcomes you into the hallway with under stair space for coats and a run of fitted low level cupboards to keep the space clutter free.

First on the left, the third reception room is set up as a home office, but it could easily double as a playroom for the kids or a bedroom for guests or an elderly relative.

Opposite is the living room, which is spacious and bright, its front bay window flooding the space with light. It has plenty of room for sofas, a fireplace that frames the chimney breast and warm wooden flooring, making it a very welcoming space. It has the added advantage of double doors to the rear which can lie open into the dining room, providing lots of family living and entertaining space.

Behind, the dining room`s double aspect windows bring in glorious garden views, delivering a wonderful dining experience.

Conveniently opening to the side is the streamlined kitchen/breakfast room with Shaker style cabinetry topped with granite work tops providing great storage and cooking space. A large central island offers seating for four bar stools, with cupboards either end. There is an integrated oven, 4 ring gas hob, a dishwasher and space for freestanding appliances too, one inside a tall housing unit. The open plan aspect of the room makes it a very social space, perfect for chatting to friends and family as you prepare dinner.

At the rear is the conservatory with tinted glazing allowing you to thoroughly enjoy the sun without the glare and heat.

The utility room with another sink for muddy paws and boots and a useful guest toilet completes the floor.

Climbing the carpeted stairs to the first floor there are four bedrooms, all of which are doubles with large windows bring in lots of natural light.

The principal bedroom has a clever shower cubicle and vanity unit with wash hand basin, as well as a deep bay window.

The modern family bathroom has a shower over the bath and a wash hand basin and countertop inset into the wall, cleverly utilising the space. A bow window reflects light off its white fittings for a soothing bathing experience.

There is an additional cloakroom across the landing and a large loft, with development potential, subject to planning consents.

Outside is the beautiful rear garden with a number of terraces, two of which are close to the house making them perfect for summer dining. A lawned area is great for the kids to play on, with wooden fencing on all sides making it a safe sanctuary for children and pets. Variety and colour are created by mature trees and stocked flower beds edging the lawn and there is a shed for storage. Side wooden gates offer easy access into the neighbouring residential street.

The large garden studio with lots of desk space, lighting and electricity offers a home studio for your creativity, an extra home office, a den for teenage children or a playroom for younger ones. The studio has a separate internet connection and phone line. With the side road access, it is perfect for meetings with visiting clients away from the house.

This fabulous home delivers a family friendly style of living in a sought-after location making it perfect for families with professional needs. A must see!





**Canopied porch with part opaque glazed entrance door opening into:**

**Entrance Hall:** front aspect coloured stained glass opaque window, wooden flooring, radiator, open under stair recess with hanging rail and low level fitted cupboards, and doors opening into:

**Home Office/Bedroom 5:** 13'1 x 7'10 front aspect double glazed window, wooden flooring, and radiator.

**Living Room:** 17'2 x 12'4 front aspect double glazed bay window, fireplace with wooden mantle and slate hearth, wooden flooring, radiator, and double doors opening into:

**Dining Room:** 12'4 x 12'1 side and rear aspect double glazed windows, wooden flooring, radiator and archway opening into:

**Kitchen/Breakfast Room:** 14'8 x 13'8 side aspect double glazed window, Belfast sink with mixer tap, eye and base level units, one wall unit housing the boiler, open shelving, tall housing unit with space for an additional appliance and cupboard above, granite work surfaces, space for fridge/freezer, integrated dishwasher, integrated Neff oven, 4 ring gas hob, extractor hood, island with wine rack, cupboards both ends and space for 4 bar stools, tiled splashbacks, wooden flooring, radiator in decorative cover and opening into:

**Conservatory:** 10'4 x 6'8 rear and side aspect blue tinted double glazed windows, blue tinted glazed roof with opening window, rear aspect French doors opening into the garden, tiled flooring and door opening into:

**Utility Room:** rear aspect double glazed window, fitted eye level cupboards with open shelving, under counter space and plumbing for appliances, countertop, tiled splashback, stainless steel sink with mixer tap, low level WC and tiled flooring.

**Stairs up to first floor landing with ceiling loft access hatch with drop down ladder into boarded and insulated loft, airing cupboard housing the water cylinder with shelving for linen and doors opening into:**

**Bedroom 1:** 17'2 x 12'4 front aspect double glazed bay window, shower cubicle with wall mounted shower attachment, vanity unit with bowl wash hand basin and tall standing mixer tap, and radiator.

**Bathroom:** front aspect opaque double glazed bow window, panel enclosed bath with mixer tap, handheld shower attachment, rainwater shower head and glass shower screen, wall inset countertop with wash hand basin and mixer tap, heated towel rail, low level WC, and tiled flooring.

**Bedroom 2:** 12'4 x 12'1 side and rear aspect double glazed windows and radiator.

**Bedroom 3:** 13'8 x 8'8 rear aspect double glazed window, wooden effect flooring and radiator.

**Cloakroom:** side aspect opaque window, low level WC, wall hung wash hand basin, wooden effect flooring and radiator.

**Bedroom 4:** 11'11 x 7'10 front aspect double glazed window, side aspect opaque double glazed window and radiator.

**Outside:** to the front is a low level wooden fence with high mature hedging above, block brick paved off road driveway for several cars, pebbled and planted decorative flower bed, wooden log store, side aspect metal gate for rear garden access, space for bin storage, and wooden fencing at both side perimeters.

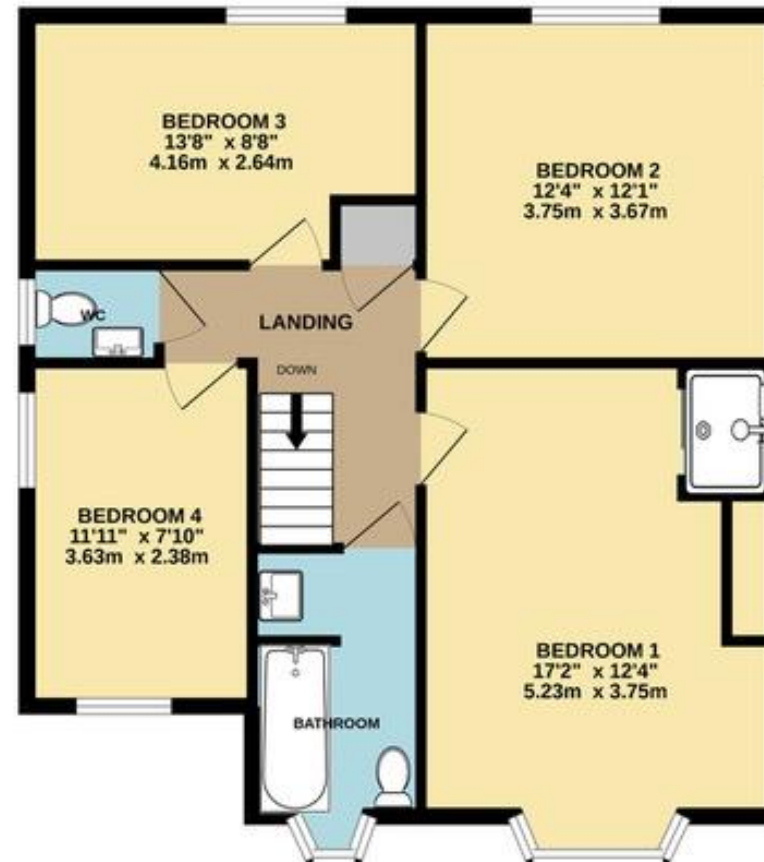




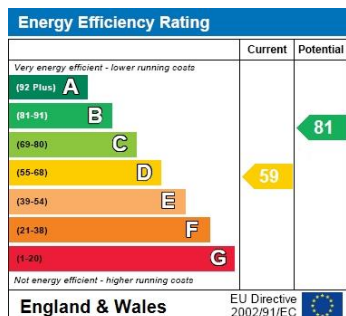
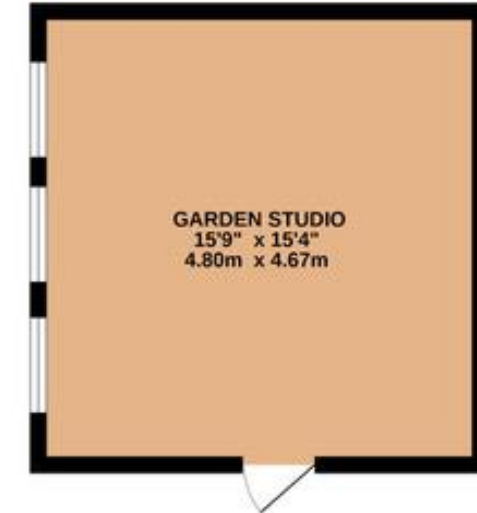
GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



ENTRANCE FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 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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To the rear is an east facing garden laid mainly to lawn with a paved and a gravelled terrace at the rear of the house, a paved pathway winding to the rear of the garden with a further paved terrace, wooden shed with lighting and electricity and access into the garden studio. Enclosing the garden there is perimeter wooden fencing on all sides with side aspect wooden gates opening into New England Road. There are mature trees and stocked flower beds.

**Garden Studio:** 15'9 x 15'4 side aspect windows, front aspect opaque glazed door, wooden effect flooring, lighting and electricity. The studio has a separate internet connection and phone line.

**General:**  
 Tenure: Freehold  
 Local authority: Tunbridge Wells Borough Council  
 Council tax: Band E (£2,936.23)  
 EPC: D (59)

**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 Church of England Primary 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John's Recreational Ground, 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.





