

159 Stephens Road, Tunbridge Wells







# 159 Stephens Road, Tunbridge Wells TN4 9QD

*Pretty period 4-bedroom house in sought after location*

## Accommodation Summary

- Semi-detached Victorian house
  - 4 double bedrooms
  - Living room
- Kitchen/breakfast room with separate utility area
  - Dining room
  - Family room
- Bathroom and ground floor cloakroom
  - South facing garden
- Sought after St John's location
  - Chain free



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This beautiful double bay fronted Victorian home is arranged over three floors and offers plenty of family living and entertaining space.

A handsome red brick exterior is set back from the road behind a low brick wall with mature planting behind offering green views and privacy from the house. A pathway entices you up to its canopied porch.

The entrance hallway, with useful under stair cupboard and open shelving storage to keep the space clutter free, is brightened by its stained glass front door bouncing light off its wooden flooring.

First on the right is the living room which is effortlessly elegant with a deep bay window flooding the room with light and a beautiful marble fireplace adding warmth and character in the colder months. There is bespoke alcove cabinetry and plenty of space for family sofas.

Next door is the well-designed kitchen which offers an abundance of cream cabinetry which contrasts beautifully with the warm wooden countertops and flooring. There is ample space for appliances and a breakfast bar, with views into the dining room behind, is the perfect spot for your morning coffee.

Opening to the rear is the utility area, with space for a fridge/freezer and additional base level cupboards and counter top space. A side aspect door gives external access, and a rear door opens into the cloakroom, with space and plumbing for an appliance.

Behind is the conveniently placed dining room, which is an exceptionally welcoming space with neutral décor, an opening in the chimney breast and glazed rear doors opening into the family room at the back. There is ample space for a dining table and chairs and additional furniture too, making it perfect for family living and entertaining.

The family room is flooded with light from its rear and side aspect windows bringing views of the garden in. A side door opens onto the garden terrace and the room offers flexible use, depending on your needs. It will make a perfect informal TV room, or a playroom for younger ones.

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

Across the landing is the bathroom with a shower over the bath. A rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

A further flight of stairs takes you up to the second floor and an additional double bedroom. Deep eaves cupboards front and back offer useful storage space.

Outside the sunny south facing garden has a paved terrace at the back of the house and a further paved area at the rear for seating. It has an area of lawn and some mature shrubs, plants, and trees. A block brick pathway to the side provides street access through its wooden gate and it is fully enclosed, offering a safe sanctuary for pets and children.

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!







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

**Entrance Hall:** glazed top light, wooden flooring, radiator, under stair storage cupboard, open recess with fitted shelving and doors opening into:

**Living Room:** 14'5 x 10'11 front aspect bay window with secondary glazing, fitted alcove mid height cupboards, alcove open shelving, fireplace with marble mantle and tiled surround and hearth, wooden flooring and radiator.

**Kitchen/Breakfast Room:** 10'6 x 10'5 side aspect double glazed window, wooden flooring, tiled splashbacks, range oven, integrated dishwasher, 1 ½ sink with drainer and mixer tap, cream eye and base level units with pull out larder cupboards and corner units and pan drawers, oak wooden breakfast bar with wall opening above into the dining room, oak wooden countertops and opening into:

**Utility Room:** side aspect part glazed door opening into the side garden, side aspect double glazed window, base level cupboards with oak wooden countertops, space for fridge/freezer, wooden flooring and door opening into:

**Cloakroom:** side aspect opaque double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under, tiled flooring, radiator, and space and plumbing for an appliance.

**Dining Room:** 12'11 x 11'6 rear aspect glazed doors opening into the family room, opaque glazed top light window, fireplace with painted mantle, opening in chimney breast with exposed brick, stone hearth, wooden flooring and radiator.

**Family Room:** 11'6 x 10'9 rear and side aspect double glazed windows, side aspect part glazed door opening into the garden, polycarbonate clear roofing, tiled flooring and radiator.



**Stairs up to first floor landing with radiator and doors opening into:**

**Bedroom 3:** 11'6 x 9'10 rear aspect window, fitted alcove shelf, fitted wardrobe with hanging rail and shelf, period fireplace and radiator.

**Bathroom:** rear aspect part opaque effect window, tiled panel enclosed bath with mixer tap and hand held shower attachment with bevelled folding glass shower screens, wall hung wash hand basin with mixer tap, low level WC, airing cupboard housing the Valliant boiler with shelving for linen, tiled flooring and heated towel rail.

**Bedroom 4:** 10'6 x 10'5 side aspect double glazed window, fitted alcove cupboard with hanging rail and drawer under, period fireplace and radiator.

**Bedroom 1:** 15'11 x 14'5 front aspect bay window, front aspect window, fitted alcove cupboard with shelving, period fireplace, wooden flooring, and radiator.

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

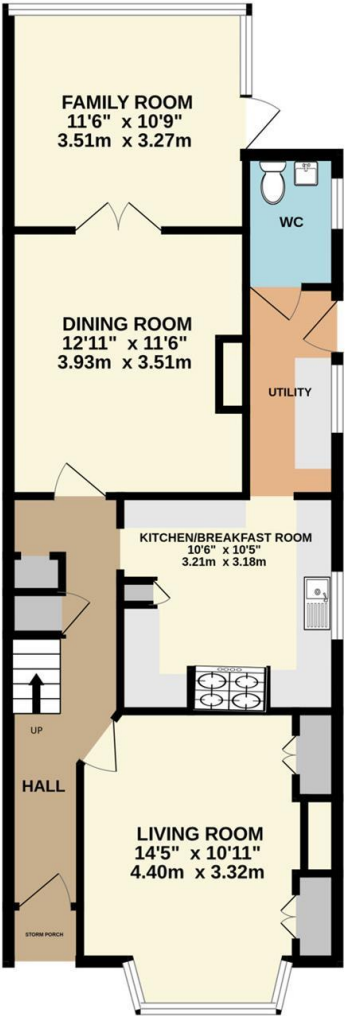
**Bedroom 2:** 12'11 x 12'5 side aspect double glazed window, period fireplace with painted mantle, deep eaves storage cupboard and radiator.

**Outside:** to the front is a low height brick wall with brick columns, a mix of tiled and stone paving up to the canopied porch with tiled base with an area of dense stocked mature planting in front of the house. To the side is a block brick path with bin storage space and a wooden gate for rear garden access. To the rear is a block brick paved side return leading to a paved terrace at the back of the house. Steps lead up to an area of lawn with a further paved terrace at the rear and plants, shrubs, and trees. It is fully enclosed on all sides by a mix of walled and fenced perimeters.

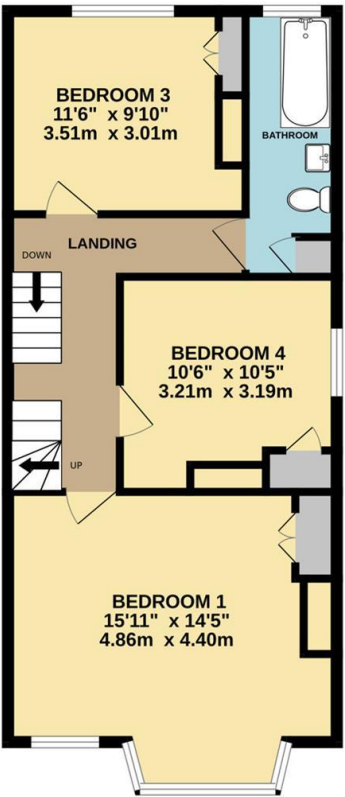




GROUND FLOOR



1ST FLOOR

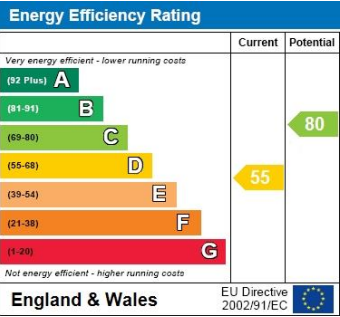


2ND FLOOR



APPROX TOTAL AREA 1612 SQ.FT / 149.7 SQ.M

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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**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,607.72)

EPC: D (55)

**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.



