

# 8 Byng Road, Tunbridge Wells









# 8 Byng Road, Tunbridge Wells TN4 8EJ

*Substantial 4-bedroom house with loft room and two garden studios in sought after location*

## Accommodation Summary

- Detached house
  - 4 bedrooms, 1 en-suite
    - Loft room
- Kitchen/breakfast/dining room
  - Living room
- Family room/home office
  - Conservatory
- Bathroom, en-suite shower room, ground floor cloakroom
  - Garage and driveway
- Large garden with two bespoke garden studios



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This perfectly positioned detached house has a light filled interior that flows beautifully to deliver family and entertaining space in equal measure.

Set back and screened from the road by high hedging there is an area of lawn and gated rear garden access behind. A driveway sits to the side, fronting the garage.

The part glazed gabled porch welcomes you in to a useful space with fitted bench seating and shoe storage.

Beyond, the entrance hallway, with a guest cloakroom and a utility cupboard with stacking space for appliances, opens into the reception rooms which run off it at every angle.

To the right is the family room/home office which is a versatile space, perfect as a home office but it would also make a wonderful playroom, close enough to the kitchen for you to keep a watchful eye as they play.

Behind is the spacious living room which is a welcoming space with wooden flooring. To the rear are bi-folding doors that borrow light from the rear and can also lie open to extend the living space into the conservatory, creating superb entertaining space. It is plenty big enough for large family sofas and additional furniture.

The conservatory is flooded with light from its wrap around windows and is the perfect spot to relax in and enjoy glorious garden views. French doors to the side open onto the large, decked terrace.

On the left of the living room, also accessed from the entrance hallway, is the fantastic kitchen/breakfast/dining room. It is a light and spacious room with bespoke natural oak and rich black painted cabinetry in a Scandi-style design topped with Corian countertops. Integrated appliances such as double ovens, a five ring induction hob and a dishwasher together with space for an American style fridge freezer make it a cook's dream. The bi-folding doors at the rear bring the outside in and can lie open in the summer months delivering a wonderful dining experience. The central island with storage and breakfast bar seating overhang makes it a very sociable space, allowing you to chat to friends and family as you prepare dinner.

Returning to the hallway, the stairs take you up to a wide landing with the principal bedroom suite at the rear on the left. It has leafy green views to the rear and access into the modern en-suite shower room.

There are three further bedrooms, all doubles, brightened by large windows.

Completing the floor is the family bathroom, with a shower over the bath and a window bringing in lots of natural light.

The second floor has a loft room with excellent eaves storage space, ideal for a teenager's den, guest room, or home office.

Outside at the rear, a large, decked terrace, perfect for summer dining, stretches across the back of the house providing a perfect vantage point to enjoy the idyllic garden views. Steps lead downwards to wonderful gently sloping tiered sections of lawn, paved terraces and planting all leading towards the rear of the garden covered by a canopy of trees. There is a wooden shed for garden equipment and two bespoke garden studios, both with lighting and electricity providing superb versatile spaces for a gym/games room and home office. The garden is fully enclosed, secluded and secure with high mature hedging and shrubs and fencing, making it ideal for kids and pets.

Perfectly positioned, this fantastic home is within easy walking distance of popular schools, the town centre and the mainline station, making it the ideal family home. A must see!







**Home Office/Family Room:** front aspect double glazed bay window, rear aspect double glazed window, low level fitted alcove cupboards, open alcove fitted bookshelves, wooden flooring, radiator.

**Living Room:** side aspect double glazed window, internal rear aspect bi-folding doors, wooden flooring, radiator.

**Conservatory:** side and rear aspect double glazed windows, side aspect glazed doors, wooden flooring.

**Kitchen/Breakfast/Dining Room:** side aspect double glazed windows, rear aspect bi-folding doors, integrated double ovens, integrated Neff dishwasher, 5 ring Neff induction hob, extractor, space for American style fridge/freezer, sink and mixer tap, bespoke base level cabinets with oak doors, larder cupboards, Corian countertops, island with cupboards, pan drawers, pull out bins, overhang for up to 5 bar stools, fitted oak wall shelf, Amtico tile effect flooring, radiators.

**Principal Bedroom:** rear aspect double glazed window, side aspect opaque double glazed window, radiators.

**En-suite:** side aspect opaque double glazed window, low level WC, shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, heated towel rail, wooden effect flooring.

**Bedroom 2:** rear aspect double glazed windows, radiator.



**Bedroom 3:** front aspect double glazed window, radiator.

**Bedroom 4:** side aspect double glazed window, radiator.

**Bathroom:** front aspect opaque double glazed window, low level WC, panel enclosed bath with rainwater shower head, hand held shower attachment, mixer tap, glass shower screen, vanity unit with wash hand basin and mixer tap over and drawer and cupboard under, heated towel rail, part tiled walls, wooden effect flooring.

**Loft Room:** rear aspect double glazed window, eaves storage cupboards, wall panelling.

**Garden Studio 1 (Games Room/Gym):** side aspect windows, side aspect part glazed doors, wooden flooring, lighting, electricity.

**Garden Studio 2 (Office):** decked terrace, side and front aspect windows, front aspect part glazed doors, fitted wall shelves, wooden flooring, lighting, electricity.

**Garage:** front aspect doors, side aspect pedestrian door, lighting, electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council Tax: Band G (£3,902.65)

EPC: C (70)







APPROX TOTAL AREA EXCLUDING GARAGE & OUTBUILDINGS 209 SQ.M / 2,245 SQ.FT

TOTAL FLOOR AREA : 2768 sq.ft. (257.2 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) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





**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 the Wells Free School, Rose Hill School, The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary grammar schools. With a number of additional exceptional state secondary schools, including Bennett Memorial School which is Ofsted outstanding and a short walk from the property, in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Tunbridge Wells Common, St John`s, Dunorlan and Grosvenor & Hilbert Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, 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. There is also a luxury coach service to the town which runs straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





