

7 Mereworth Road, Tunbridge Wells







# 7 Mereworth Road, Tunbridge Wells TN4 9PL

*Unique 3-bedroom newly built house with driveway and courtyard garden*

## Accommodation Summary

- Detached house (completed 2025) with environmentally friendly features
  - 3 double bedrooms
- Incredible open plan kitchen/living/dining room with 5.5m ceiling height
  - First floor bathroom and ground floor shower room
    - Courtyard garden
  - Driveway with EV charger
- 10-year Build-Zone building warranty
  - Chain free
- Sought after St John`s location
- Grammar school catchment area



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This brand new home with clean architectural lines and an abundance of glazing has been sensitively designed to create a 21st Century home that offers contemporary living with a layout and flow that are ideal for modern day life.

The angular geometry of this fantastic house responds to the contours of the plot, and it is set back from the road by a driveway with lighting, an electric car charging point and parking for two cars.

A wooden gate to the side opens into the courtyard garden paved with porcelain tiles that contrast beautifully with the natural timber cladding and Crittall style windows and doors that accentuate the angles of the house.

The fabulous open plan kitchen, living, dining room really is a show stopper both in terms of its impressive double height ceiling and its creative design. Soft neutrals and black accents unify the space with the expanse of industrial style glass flooding the room with light. Contemporary microcement flooring warmed by underfloor heating seamlessly connects the multi-functional space with a wood burning stove creating a welcoming environment for entertaining and everyday living.

The stylish and streamlined kitchen forms an open U space and adds a pop of colour with green units topped with contrasting Quartz countertops. An island with storage and breakfast bar overhang for multiple bar stools makes it a very social space letting you chat to friends and family as you prepare dinner. Integrated appliances such as an AEG induction hob with downdraft extractor, double AEG ovens, one a combination microwave, and full height fridge and freezer make it s cook`s dream. There are also an integrated dishwasher and utility cupboard with stacking space for additional appliances.

Along the hallway are two double bedrooms, both brightened by Crittall style glazing and remote controlled Velux windows with integrated blinds and benefitting from underfloor heating.

The modern shower room, conveniently placed between the two ground floor bedrooms, has contemporary tiling, storage under the wash hand basin and an illuminated shower niche.

Climbing the bespoke steel stairs with natural birch plywood treads to the first floor, the galleried landing with a walk in fitted cupboard and a glass balustrade offers space for a desk to work from home with views over the reception room below.

The principal bedroom is spacious and bright with neutral décor and a remote controlled Velux window with integrated blind.

The sleek family bathroom with brass fittings, double ended bath and large shower enclosure completes the first floor.

Outside, the enclosed south west facing courtyard garden is low maintenance and a blank canvas for you to create your own oasis. There is a park with tennis courts and a children`s playground nearby and easily accessed via the pathway beyond.

This unique detached home is set 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.

It really does offer a luxury lifestyle that you could move straight in and enjoy. A must see!







**Kitchen/Living/Dining Room:** front and side aspect Crittall style windows and doors, 5.5 metre double height ceiling space, log burning stove on steel hearth, fitted cupboard with storage space and housing the fuse box, microcement flooring with underfloor heating, bespoke industrial style steel staircase rising to first floor with birch plywood treads, hanging ceiling and wall lights, Sonos connectivity, Cat5 connections, led wall backlight. The kitchen area has Quartz countertops, integrated AEG 4 ring induction hob with downdraft extractor, integrated AEG combination microwave/oven, integrated AEG oven, integrated full height fridge, integrated full height freezer, integrated dishwasher, sink and mixer tap, fitted cupboard with internal stacking space and plumbing for appliances, eye and base level units, extending corner cupboard, pull out bins, island with Quartz countertop, base level cupboards, pan drawers, overhang with seating space for 3 bar stools, power point, hanging lights.

**Principal Bedroom:** rear aspect Velux window with remote control opening and blind, side aspect double glazed window, radiator.

**Bathroom (first floor):** side aspect opaque double glazed window, rear aspect Velux window with remote control opening, walk in tiled shower enclosure with 1,800mm shower tray, brass rainwater shower head and brass hand held shower attachment, tiled panel enclosed double ended bath with brass mixer tap, tiled recessed wall niche with LED lighting, vanity unit with wash hand basin and brass mixer tap over and drawers under, concealed cistern WC, wooden effect flooring with programmable underfloor heating, heated towel rail.

**Galleried Landing/Study Area:** glass balustrade, fitted walk in cupboard, Velux window with remote control opening.



**Bedroom 2:** front aspect double glazed window, side aspect Crittall style windows and doors, Velux window with remote control opening and blind, microcement flooring with underfloor heating, fitted soft close door cupboard housing the water pressure unit, Cat5 connections.

**Shower Room (ground floor):** shower enclosure with rainwater shower head, handheld shower attachment, tiled recessed shower niche with LED lighting, vanity unit with wash hand basin and mixer tap over and drawer and open shelf under, low level WC, heated towel rail, microcement flooring with underfloor heating.

**Bedroom 3:** side aspect Crittall style windows and doors, Velux window with remote control opening and blind, microcement flooring with underfloor heating, fitted soft close door cupboard housing the water pressure unit, Cat5 connections.

#### **General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,869.00) / EPC: C (79)

Build-Zone 10 year building warranty

Underfloor heating to ground floor and first floor bathroom with programmable thermostats

Microcement flooring to ground floor with high thermal conductivity and durability

2-year warranties on the integrated AEG appliances

Sonos connectivity

Cat5 connection

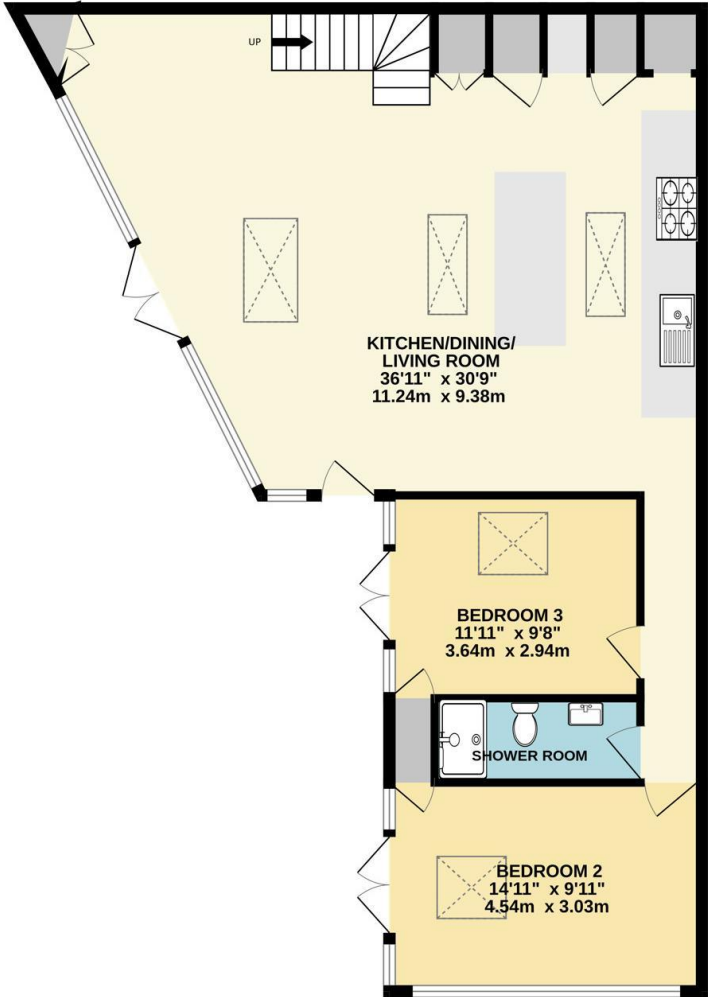
Air source heat pump

EV charger

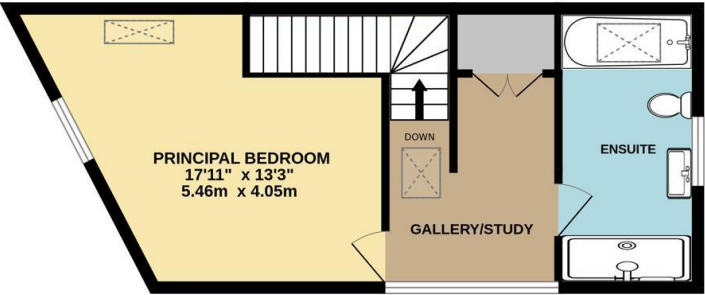
External water tap and electrical points



GROUND FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



APPROX TOTAL AREA 1,364 SQ.FT / 126.8 SQ.M

TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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		
	79	87
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 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 St John's Park, 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.



