

93 Newlands Road, Tunbridge Wells





93 Newlands Road, Tunbridge Wells TN4 9AR

Stylish 4-bedroom house with garage, off street driveway and garden studio

Accommodation Summary

- Semi-detached house (1930s)
 - 4 bedrooms
 - Living room
- Kitchen/breakfast/dining room
 - Family room
 - Separate utility room
- Bathroom, shower room, ground floor cloakroom
 - West facing garden with garden studio
- Garage and driveway with parking for several cars
- Close to popular schools and walking distance of mainline station



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This fantastic house sits on a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools and superb transport links.

It is set back from the road behind a block brick driveway gently sloping up to the house, providing parking for several cars, with the attached garage sat neatly to the side.

The covered entrance door opens into the hallway with an under stair cupboard to keep the space clutter free, and a useful guest cloakroom.

To the right light pours into the living room through its shuttered bay window overlooking the quiet street. It is a welcoming space with stylish décor and a wood burning stove neatly set into the chimney breast.

Behind and accessed from the hallway is the impressive kitchen/breakfast/dining room with family room space at the rear. Bifold doors frame the garden view and can lie open extending the living space in the warmer months. Its open plan layout makes it a fantastic space for both family living and entertaining and the dimensions cleverly define a dining and seating area with ample space for sofas and a dining table and chairs.

The stylish kitchen is well designed with plenty of contrasting units separating and housing the appliances. A central island with a breakfast bar overhang for up to three bar stools is the perfect space for your morning coffee.

Next door, the utility room, which has access into the integral garage and the garden, has space and plumbing for appliances, storage cupboards and another sink for muddy paws and boots.

Climbing the stairs to the first floor there are three bedrooms, two of which are large doubles with fitted storage cupboards, and all with large windows.

Across the landing is the modern family bathroom with a separate shower cubicle and bath, contemporary tiling and a window bringing in lots of natural light.

Up a further flight of stairs to the second floor is the principal bedroom, which is spacious and benefitting from roof top views and easy access into the shower room next door.

Outside the garden is fully enclosed offering a safe sanctuary for children and pets. A block brick terrace beside the house is perfect for summer dining with a further raised decked terrace at the rear. An area of artificial grass makes it wonderfully low maintenance and there is a fenced pond, and a wooden garden studio with tool shed attached.

This is a bright and spacious home that has been extended with the emphasis on family living. A must see!





General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£3,021.39)

EPC: C (73)

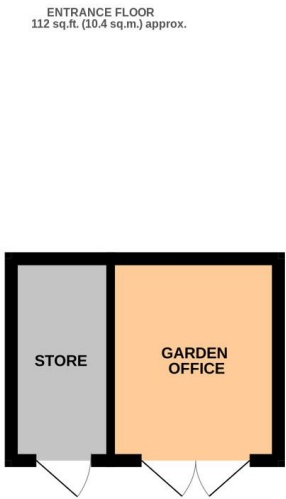
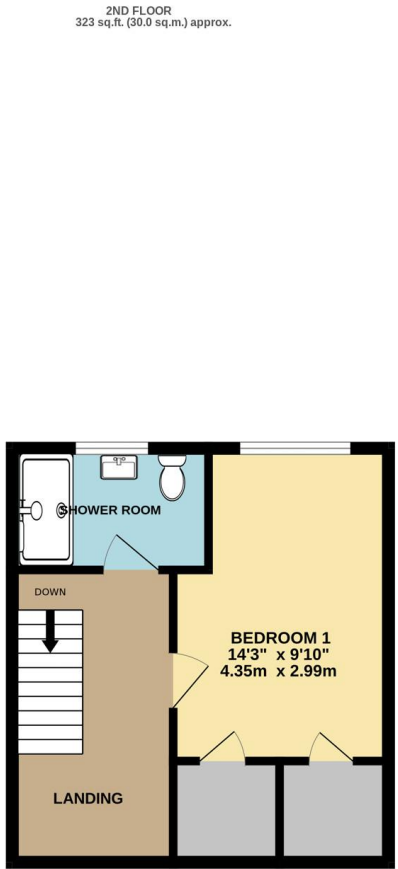
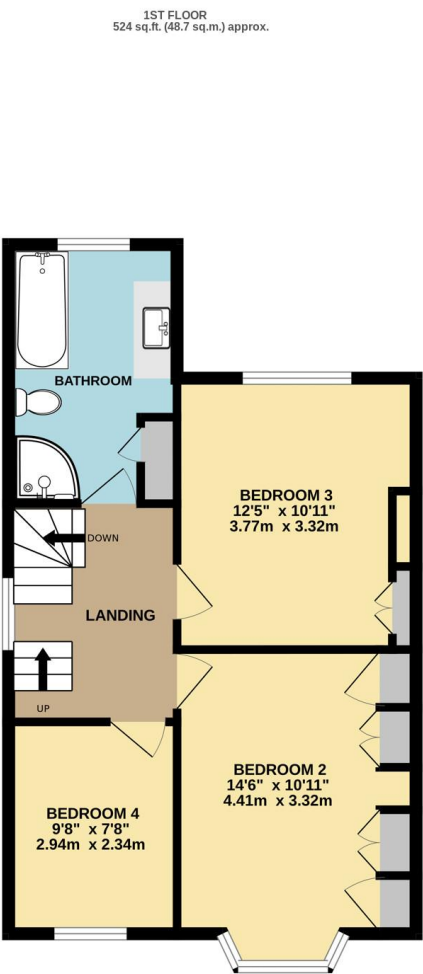
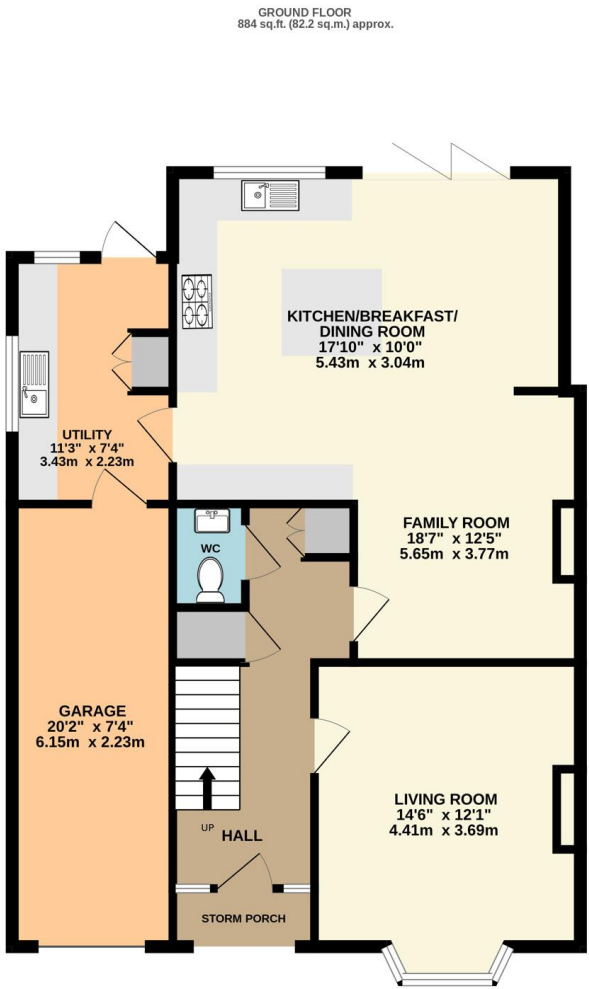
AREA INFORMATION: Tunbridge Wells, Kent

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.

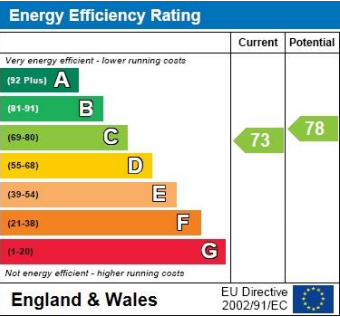




APPROX TOTAL AREA EXCLUDING GARAGE & GARDEN OFFICE 1,582 SQ.FT / 147 SQ.M

TOTAL FLOOR AREA : 1843 sq.ft. (171.2 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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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.



