



St. James Road, Tunbridge Wells, Kent





An elegant semi-detached Victorian house, set across three floors and renovated to an exceptionally high specification, located in the sought-after St James' area of Tunbridge Wells.

Situation

The property is situated in a sought-after location close to the centre of Tunbridge Wells, within easy reach of the principal shopping areas and mainline station with regular commuter services to London Bridge and Charing Cross. There are many major national stores in Royal Victoria Place; specialist shops, boutiques, and independent cafes can be found in the famous Pantiles and the Old High Street, with its elegant colonnades and often hosting fairs and festivals.

Tunbridge Wells has a vast array of open spaces provided by a multitude of parks, including Dunorlan Park, with its popular boating lake, Tunbridge Wells Common, and the Grove, with outdoor tennis courts. Leisure facilities within the area include two theatres, a sports and leisure centre, and two golf courses.

The area is renowned for an excellent choice of educational facilities within the state and private sectors, and the property is well situated for access to the highly regarded St James' Infant and Primary School as well as the various grammar schools for boys and girls in Tunbridge Wells and Tonbridge.

Distances

Tunbridge Wells Station 1 mile (London Bridge from 42 minutes). The Pantiles 1.6 miles. A21 (Pembury) 2 miles. M25 (J5) 16 miles. (All times and distances are approximate).



The Property

The property has been comprehensively renovated and refurbished to an exceptionally high standard by the current owners, blending its period features with an array of wonderful modern touches to provide generous and flexible accommodation.

The front door leads into a spacious and welcoming entrance hall with tiled flooring and a convenient cloakroom located on the right-hand side. To note there is underfloor heating on the ground and top floors. The living room is located at the front of the property with a log burner and a wonderful large bay window with views to the outside. The open plan kitchen/dining room is considered the hub of the house with a breakfast bar with seating, fitted wall and base units with fully integrated AEG appliances, engineered oak flooring, and Corian worktops, providing a wonderful space for day-to-day life and entertaining. Bi-fold doors from the kitchen lead seamlessly into the picturesque landscaped garden. There is also a delightful snug/study with a window nook.

On the first floor, there are three generous-sized bedrooms and a well-appointed family bathroom with a roll-top bath. The principal suite enjoys an attractive outlook and is located across the second floor with ample built-in storage and a stylish en suite.





Gardens and Grounds

The property is approached via a private driveway with parking for multiple cars; mature hedging and greenery border the side of the property. To the rear of the house is a beautiful secluded landscaped garden with a central lawn and a large patio with seating to the front. At the bottom of the garden, there is a separate shed/store.

Property information

Services Mains water, electricity, and drainage. Gas-fired central heating.

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band E

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



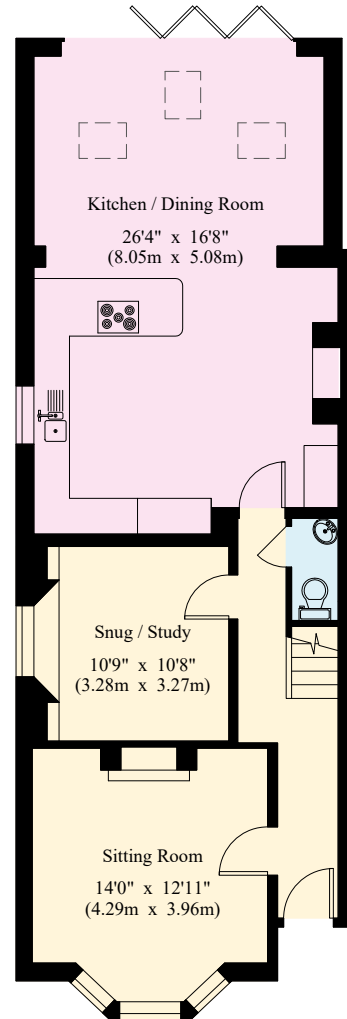
Directions (TN1 2LA)

From Tunbridge Wells via the A264 Pembury Road, turn right into Sandrock Road. After the Church on the right-hand side, turn into St James Road. After a short distance, the property can be found on the left-hand side, just before the crossroads.

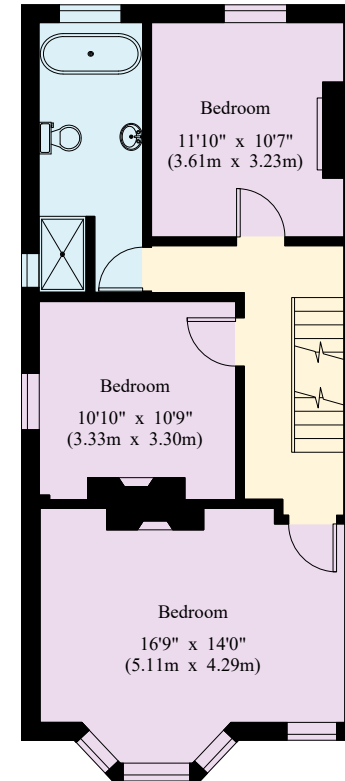
Approximate Gross Internal Floor Area

Total Area = 183.9 sq m / 1,979 sq ft

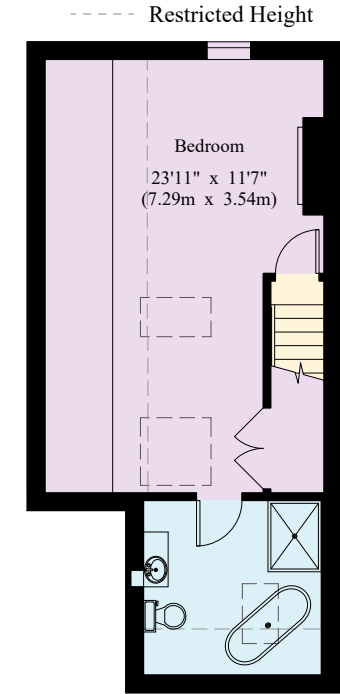
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor



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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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