



St. James Road, Tunbridge Wells, Kent





An elegant five bedroom, detached Victorian home, 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 pedestrian 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 sympathetically renovated to a superb standard, blending its period features with an array of wonderful modern touches to provide characterful and flexible accommodation.

The front door leads into a welcoming entrance hallway with wooden flooring and integrated storage beneath the staircase. The formal sitting room is located at the front of the property with a feature fireplace and a large bay window affording views to the outside. The family room is a superb space with ample space for furnishings and a fireplace. The open plan kitchen/dining room is considered the hub of the house with a large island, fitted wall and base units, and an AGA cooker with a separate utility room; French doors lead out to a fabulous arched veranda with seating, providing a wonderful space for day-to-day life and entertaining.

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 with a walk-in dressing room with built-in storage and a stylish en suite.

On the second floor, there are two additional bedrooms and a separate study, offering a great work-from-home space.

Gardens and Grounds

The property is approached via a private driveway with parking for multiple cars; mature hedging and trees border the front of the property.

To the rear of the house, there is a beautiful veranda with seating area with arched stained glass windows and decorative tiles; steps lead down to a sizeable terrace, providing the perfect backdrop for al fresco dining and entertaining. Beyond the terrace, the garden is mainly laid to lawn with established plants, shrubs, and trees with a summer house and a shed situated at the bottom.





Directions (TN1 2LB)

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 right-hand side, just before the crossroads.

Property information

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

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band F

Tenure Freehold

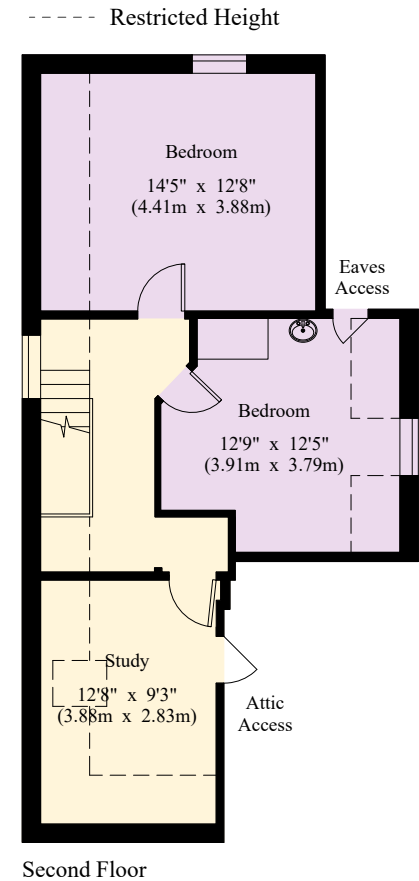
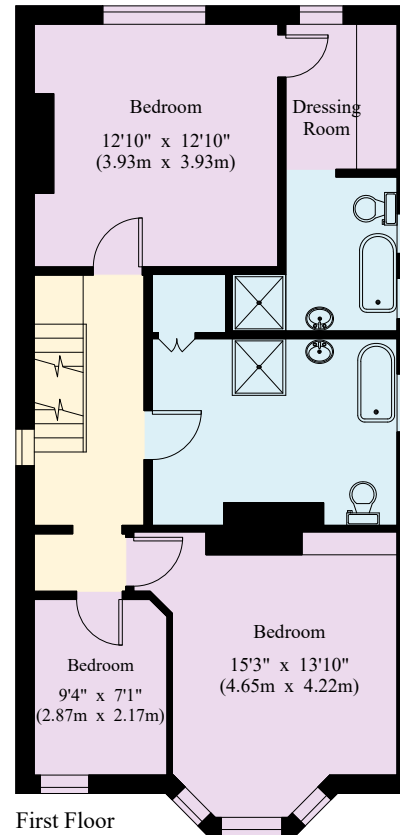
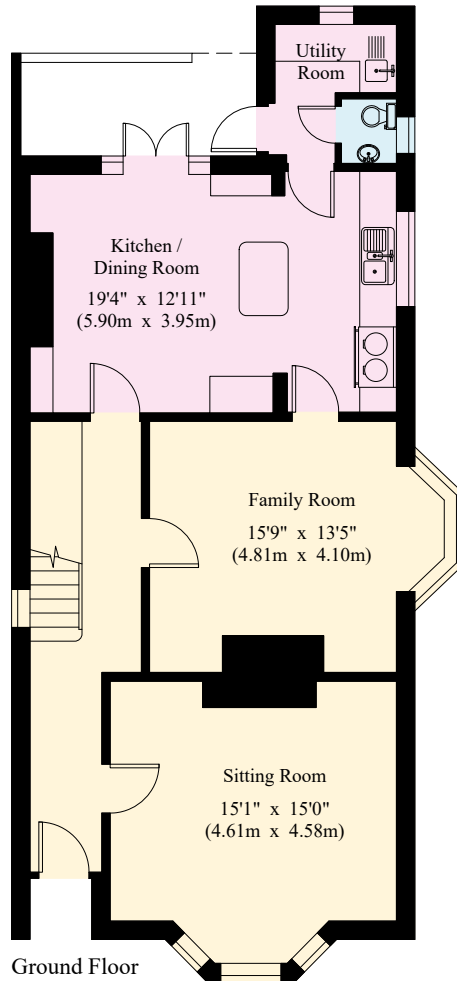
Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Total Area = 207 sq m / 2,228 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.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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

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