



14 BYNG ROAD

Tunbridge Wells, Kent



A CHARMING DETACHED FAMILY HOUSE

Offering beautifully presented and well-proportioned accommodation, just a mile from the mainline station and town centre.

			EPC
5	2	4	D

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

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

Postcode: TN4 8EJ [what3words.com/moods.loss.movie](https://www.what3words.com/moods.loss.movie)



THE PROPERTY

A welcoming entrance hall leads to four versatile reception rooms. The kitchen has a wonderful outlook over the rear garden and offers a range of contemporary units with stunning granite worksurfaces and ample space for appliances. There is access into the integral garage from the kitchen, currently used as a utility room and further storage. A downstairs cloakroom completes this level with external stairs leading down to a useful storage/workshop space on the lower ground floor.

The principal bedroom is situated on the first floor with a luxuriously appointed en suite shower room. There are four further bedrooms on this level, served by a family bathroom.







OUTSIDE AND SITUATION

Outside, the property benefits from a private driveway and integral single garage. The rear garden is a true highlight, with a tiered terrace leading down to a vast expanse of lawn bordered by established plants, shrubs and trees. There is a good-sized shed, greenhouse and substantial outbuilding, ideal for a home office or further living/entertaining space.

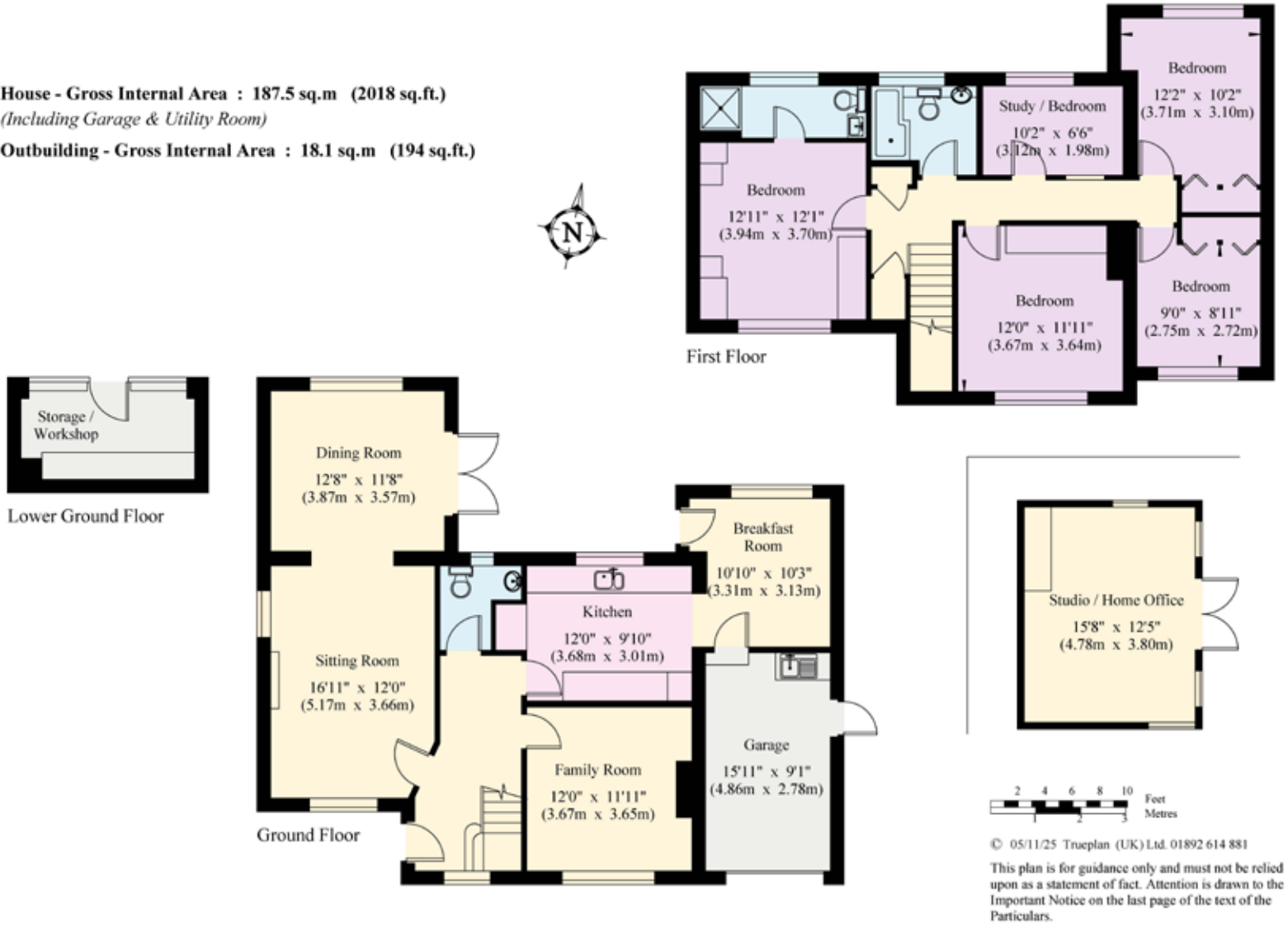
The property is situated in a sought-after location close to the centre of Tunbridge Wells, just a mile from the mainline station. There are many major national stores in Royal Victoria Place with specialist shops, boutiques and independent cafes on the famous Pantiles and Old High Street.

Tunbridge Wells has a vast array of open spaces and leisure facilities including two theatres, a sports and leisure centre and two golf courses.

Byng Road is ideally located within striking distance of an excellent range of private and state schools, including Rose Hill, Tunbridge Wells Girls Grammar, The Grammar School for Boys and The Skinners School.



House - Gross Internal Area : 187.5 sq.m (2018 sq.ft.)
(Including Garage & Utility Room)
Outbuilding - Gross Internal Area : 18.1 sq.m (194 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Ross Davies
01892 515035
ross.davies@knightfrank.com

Knight Frank
47 High Street, Tunbridge Wells
Kent, TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated November 2025. Photographs and videos dated November 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

