

5 Wilman Road, Tunbridge Wells





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Spacious 5-bedroom house with garage and parking in sought after location

Accommodation Summary

- Semi-detached 1930s Arts and Crafts house
 - 5 bedrooms, 1 en-suite
 - Home office/sitting room
 - Living/family room
- Kitchen/dining room and separate utility room
- Bathroom, en-suite shower room and ground floor toilet
 - Integral garage and driveway
 - West facing garden
- Walking distance of mainline station and popular schools
 - Chain free



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Loved for over two decades and enjoyed by the large extended family, this fabulous house gives you the opportunity to modernise it to suit your own taste and needs, making it perfect for a growing family.

Screened from the road by hedging, its handsome Tudorbethan architecture delivers plenty of kerb appeal and is fronted by a driveway with parking for several cars. The integral garage sits neatly to the side.

The covered entrance door invites you into the long hallway which is brightened by its front stained-glass windows. There is a large under stair storage cupboard to keep the space clutter free and a useful guest cloakroom.

The home's spacious layout flows beautifully to provide easy access into the flexible reception rooms, ideal for family life.

On the right, flooded with light from its square bay window, is a reception room currently set up as home office. It is a welcoming space with warm wooden flooring, open alcove shelving and a gas fire sitting inside a beautiful marble surround. It is a very versatile space and could easily be used as a more formal sitting room.

Behind is the living/family room, which is a very social space, perfect for family living and entertaining. A gas fire sits at one end while the other is bathed in light from an expanse of glass at the rear and glazed doors opening into the garden, delivering light and garden views.

Next door is the kitchen/dining room, its open plan layout letting you chat to friends and family as you prepare dinner. Windows to the rear brighten dining experiences and the streamlined cream cabinets, topped with contrasting granite worktops wrap round the room, providing ample cooking and storage space and housing for appliances.

Beyond is the spacious utility room, with another sink for muddy boots and paws, additional storage, and space and plumbing for appliances. It also provides access to the rear garden and the integral garage to the front.

Returning to the hallway, the stairs take you up to the first floor's wide landing. There are four bedrooms on this floor, three of which are generous doubles, and all of which are brightened by large windows. The principal bedroom benefits from an en suite shower room and fitted wardrobes.

A bathroom with shower over the bath completes the floor.

A further flight of stairs takes you up to the second floor and the fifth bedroom. It is a versatile space, perfect for children or a home office, with the potential to redesign the space too.

Outside, at the rear, there is a paved terrace ideal for summer dining, and an area of lawn. It is a safe sanctuary for pets and children, as it is enclosed by wooden fencing and has a wooden shed for storage.

This fabulous family home sits on a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools, the mainline station, and local amenities. A must see!





Home Office/Sitting Room: front aspect double glazed square bay window, gas fire, wooden mantelpiece, marble surround, tiled hearth, fitted alcove open wooden shelving, wooden flooring, radiator.

Toilet: WC, vanity unit with wash hand basin, tiled top, cupboard under, fitted wall cupboard with shelf, wooden effect flooring.

Living/Family Room: wooden mantelpiece, tiled surround, granite hearth, gas fire, side and rear aspect double glazed windows, rear aspect French doors, wooden effect flooring, radiators.

Kitchen/Dining Room: rear and side aspect double glazed windows, side aspect part glazed door, fitted cupboard housing the boiler, 1 ½ sink with mixer tap, 5 ring gas hob, stainless steel extractor, integrated microwave, integrated Neff oven and grill, integrated fridge, integrated dishwasher, eye and base level cupboards with pull out larder cupboard, open shelves, granite work tops, tiled splashbacks, radiators, wooden effect flooring.

Utility Room: rear aspect double glazed window, rear aspect part glazed door, skylight, space and plumbing for appliances, stainless steel sink with mixer tap and drainer, eye and base level units, wooden effect counter tops, tiled splashback, tile effect flooring, storage heater.

Integral Garage: electric front aspect up and over door, lighting, and electricity.

First Floor:



Bedroom 1: front aspect double glazed windows, fitted wardrobes with hanging rails and shelves, radiator.

En-suite: shower enclosure with wall mounted shower attachment, pedestal wash hand basin, WC.

Bedroom 2: rear aspect double glazed windows, radiator.

Bedroom 3: rear aspect double glazed window, radiator.

Bedroom 4: side aspect window, radiator.

Bathroom: side aspect opaque double glazed window, wooden panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin with mixer tap, WC, tile effect flooring, radiator.

Second Floor:

Bedroom 5: side and rear aspect Velux windows, eaves storage cupboards, radiator.

General:

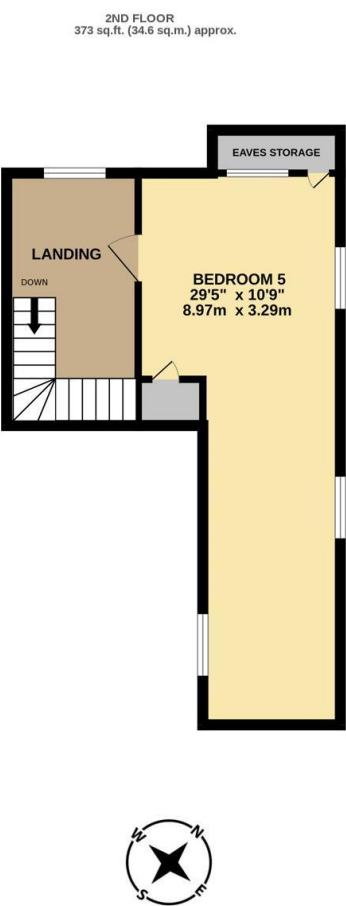
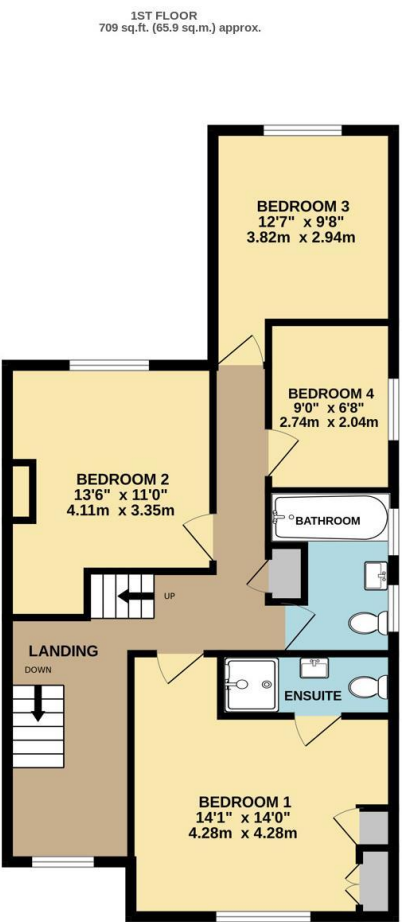
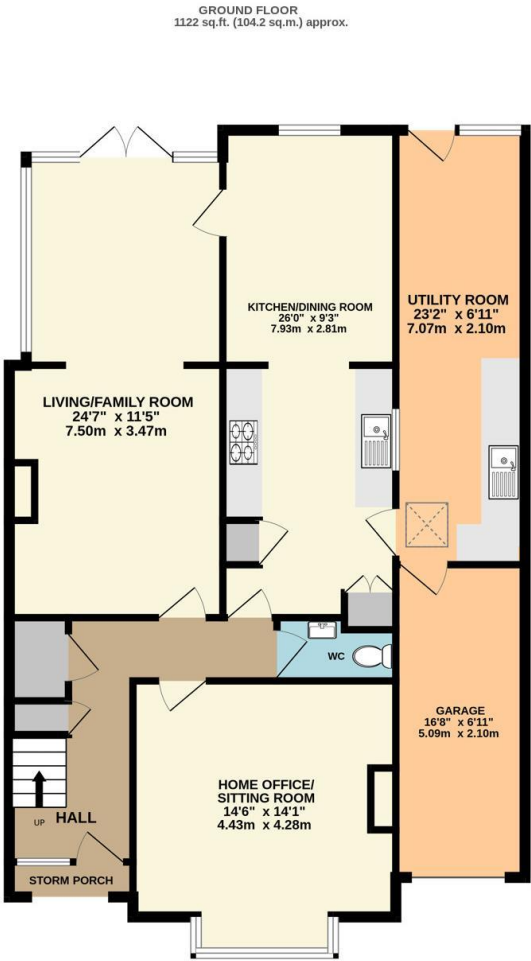
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2730.36)

EPC: E (41)





APPROX TOTAL AREA EXCLUDING GARAGE 195 SQ.M / 2,102 SQ.FT

TOTAL FLOOR AREA : 2204 sq.ft. (204.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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, 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.



