



St. Pauls School House
Langton Road | Tunbridge Wells | Kent | TN4 8XD

FINE & COUNTRY



Step inside

St. Pauls School House

Providing the best of both worlds is this delightful and characterful family home located at the end of a long tree-lined drive that only leads to the church and the two schoolhouse properties. It is in a very quiet, semi-rural area that backs onto woodland on the outskirts of Tunbridge Wells but only about a mile from the famous Pantiles and a six minutes' drive to the station, where trains can whisk you to London Bridge in 44 minutes.

Originally part of a Victorian school that was built in 1854, the property has been beautifully transformed into a stunning modern home. However it still retains wonderful external period features including mellow stonework, fascinating shaped window frames, gable dormers and a charming pitched roof porch. Internally, there are original exposed timber truss beams and original plasterwork.

The property includes a large level frontage for off road parking, including an EV charging point and leads to the arched front door and a vestibule. This opens into the awe-inspiring open plan living room that is nearly 32ft long with a wide archway to the double height dining room/pool room table area. There is very attractive solid oak flooring, painted ceiling beams and double glazed Crittal windows designed to fit the unique windows as well as double doors to the kitchen/breakfast room. There are also stairs to the first floor with a mezzanine balcony overlooking the dining room, where friends and family will be delighted to sit down to a meal in the unusual surroundings that include a high vaulted ceiling with a vaulted feature brick original stone wall, exposed beams and a fascinating quatrefoil window.

The superb kitchen/breakfast room has tiled flooring, inset ceiling lights, a wide archway to the orangery and French doors to the rear terrace. There is a delightful central island/breakfast bar and stunning, hand crafted wood units with quartz worktops. These house a Smeg oven and hob, an American fridge freezer and a dishwasher while the adjacent utility room includes two washing machines and access to a cloakroom. The charming orangery has patio doors to the terrace and is ideal as an additional seating and dining area.

Upstairs there is a contemporary family bathroom and four bedrooms with vaulted ceilings including a single that would make an excellent study and three doubles. The principal bedroom is dual aspect offering offers delightful woodland views and has a superb modern en-suite shower room with a trendy vanity basin.

The rear garden terrace is ideal for outdoor entertaining and relaxing in the sunshine, while enjoying the views across the rest of the garden with its lawn interspersed with mature trees and shrubs. There is also a charming second seating area and views over the churchyard and surrounding woodland.





Seller Insight



What the owners say: We have lived in this lovely and unusual home for the past 20 years but it is time to start a new chapter in our lives. During our time here we have installed new bathrooms, updated the kitchen and installed a new gas fired central heating boiler. We loved the fact that we are in a quiet area that is also safe for children and pets and we can enjoy walks in the nearby woods. But we can also be in the centre of Tunbridge Wells in a matter of minutes. We are also close to a bus stop and it is only half a mile to the Beacon Hotel and restaurant if you fancy a meal out without having to drive.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants.

The rest of the town features high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. For sporting enthusiasts there is the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs, an indoor sports and tennis centre as well as a swimming pool.

*With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Claremont primary has also been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Tunbridge Wells station	1.5 miles
Tonbridge	5.9 miles
Sevenoaks	12.1 miles
Dover Docks	57.3 miles
Channel Tunnel	45.1 miles
Hastings	28.3 miles
Gatwick Airport	22.2 miles
Charing Cross	40.6 miles

By Train from Tunbridge Wells

London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

Healthcare

Lonsdale Medical Centre	01892 530329
Wells Medical Centre	01892 546422
Kingswood Surgery	01892 511833
Grosvenor and St James	01892 544777
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Bishops Down Primary School	01892 520114
Rusthall Primary School	01892 520582
Langton Green Primary School	01892 862648
The Mead Independent School	01892 525837
Holmwood House Independent School	01892 860000

Secondary Schools

The Skinners' School.	
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge Grammar School for Girls	01732 770880
Tonbridge School (Independent)	01732 365555
Bennett Memorial	01892 521595
Rose Hill School	01892 525591

Entertainment

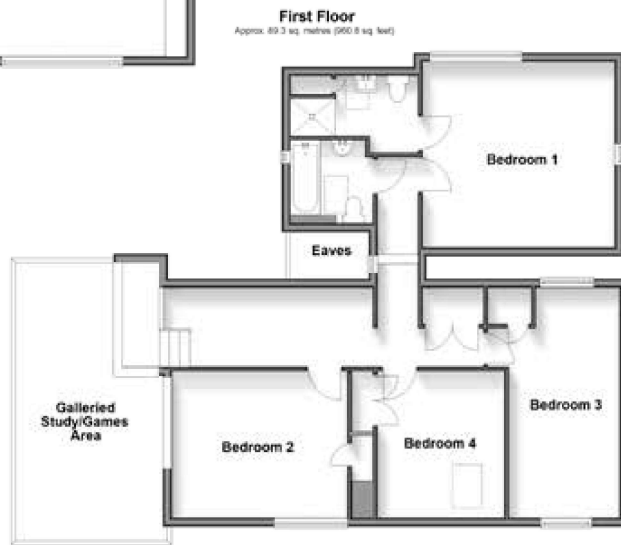
Odeon Cinema complex
Trinity Theatre
Assembly Theatre
Rocca Restaurant and Cocktail bar
Thackerays
The Ivy

Leisure Clubs & Facilities

Tunbridge Wells Sports Centre
Tunbridge Wells Borderers Cricket Club
Tunbridge Wells Rugby Club
Tunbridge Wells Croquet Club
Tunbridge Wells Tennis Club
Bayham Football Club
Neville Golf Club

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Hall Place Leigh
Ightham Mote



Ground Floor

Entrance Hall
 Living/Study/Games Area 46'6 reducing to 32'2 x 21'4
 Kitchen 17'4 x 15'
 Sun/Dining Area 24' reducing to 21'10 x 11'4
 Utility Room 7'9 x 7'3
 Downstairs Cloakroom

First Floor

Landing
 Bedroom 1 14'8 x 14'2
 En-Suite Shower Room
 Bedroom 2 17'3 x 8'4
 Bedroom 3 13'6 x 11'2
 Bedroom 4 9'9 x 11'2
 Family Bathroom 6'4 x 5'9

Outside

Off-Road Parking
 Rear Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax: D
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 10.02.2025



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