



92 St. John's Road
Tunbridge Wells | Kent | TN4 9PH

FINE & COUNTRY





Step inside

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This beautifully presented four-storey semi-detached townhouse combines the timeless charm of Victorian-inspired architecture with all the advantages of modern living, including underfloor heating in two floors, security system alarms, fitted front door camera, blinds fitted throughout the house and modern lighting system that can be operated from a phone app, as well as the heating; having been built in 2020 and still covered by five years of its LABC warranty. It is located in a very convenient area with the Tunbridge Wells Girls Grammar School, Skinners School and the Tunbridge Wells boys grammar school very close by. There are also a number of good primary schools, cafes, local shops and parks in the immediate vicinity and you can easily stroll into Tunbridge Wells town centre, while the A26 provides access to the A21 for the M25.

The property boasts instant kerb appeal, with mellow brickwork, elegant bay and sash windows, decorative roof and window mouldings, a weatherboarded pitched roof dormer, wrought iron fencing, and an inviting panelled front door. Stepping inside, the hallway gives access to stairs rising and descending to the upper and lower floors, a cloakroom, and the ground floor accommodation. This includes a stylish sitting room, enhanced by a bespoke fitted unit with shelving and cupboards along one wall. A well placed study sits just inside the front door perfect for anyone working from home offering a quiet retreat away from the main living areas and convenient access for visitors.



It is on the lower ground floor that the contemporary character of this deceptively spacious property truly shines. Alongside a useful cloakroom and a versatile entertainment/snug room with French doors to a small outdoor area. The undeniable centerpiece is the stunning open plan kitchen and living space, the heart of the home. Flooded with natural light, it features four bi-fold doors opening onto the rear garden and a generous seating and dining area crowned by a striking lantern skylight. At its centre sits a superb island with breakfast bar, finished with charcoal-grey units and a stone composite worktop incorporating an induction hob and extractor. The surrounding kitchen cupboards contrasts elegantly in flat-fronted white, topped with the same sleek work surfaces, and integrates high-quality Neff appliances: a double oven, combi microwave, warming drawer, fridge, freezer, wine cooler, and a Quooker boiling water and mixer tap. An adjacent, well-appointed utility room provides additional storage and laundry facilities.

The first-floor landing offers a generous airing cupboard and leads to two double bedrooms, including a guest room with fitted mirrored wardrobe, a charming bay window, and an en suite shower room. The principal bedroom features a dedicated dressing area with extensive fitted wardrobe and a luxurious en suite complete with a walk-in shower and vanity basin. On the top floor, an impressive family bathroom provides a bath, separate shower, and vanity basin, alongside two further double bedrooms with partially vaulted ceilings and built-in mirrored wardrobes, an ideal retreat for any family member to enjoy their own space.

At the front of the property, there are two allocated parking spaces with private EV charging point, and a pathway bordered by shrubs and hedging leading to the front door. To the rear, the low-maintenance garden offers an excellent space for outdoor entertaining, with a generous area for barbecues and sunbathing, social gatherings, along with a neatly kept lawn enclosed by close-board fencing for both privacy and security.

Seller Insight

“ We bought this house new in 2020, and it has proved to be a real Tardis—with plenty of rooms and space for everyone. It's been ideal for our children, who can enjoy their own areas, while still giving us the opportunity to come together for family meals and fun times.

The garden and family area has been perfect for social gatherings, hosting kids and adults parties, Christmas, BBQs and summer alfresco dinings. We also love the area, with excellent schools within walking distance and a great choice of local eateries to enjoy, including The Shuffle House (a family favourite), St John's Yard and the Hidden Well or going for a walk in the nearby St John's Park or The Common and it is only a 20 minute walk to the station where trains to London Bridge take just 44 minutes.

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 with its Georgian colonnade that now offers a delightful mix of independent shops, bars and restaurants, while the rest of the town also includes top quality high street stores, a variety of excellent eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks.

There are a number of other primary and secondary schools rated Outstanding by Ofsted including St Peters' C of E primary and the Bennett Memorial Diocesan School, the St Gregory's Catholic School and Tunbridge Wells Girls Grammar School secondary schools. You will also find excellent private schools in the area including Rosehill, The Mead, Holmewood House and Beechwood prep and secondary school.

Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity cinema, the well-respected Assembly Theatre and exhibitions in the Amelia Scott cultural centre. For sports enthusiasts there are a variety of sports clubs including the Neville Golf Club as well as cricket, football and rugby clubs and the indoor sports centre with a swimming pool, while the tennis club is one of the oldest in the country with 21 courts including 8 grass courts.”*

* 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	1.3 miles
Tonbridge	4.3 miles
Sevenoaks	10.5 miles
Dover Docks	56.1 miles
Channel Tunnel	44.0 miles
Gatwick Airport	24.3 miles
Charing Cross	44.2 miles
By Train from Tunbridge Wells	
London Bridge	44 mins
Cannon Street	56 mins
Charing Cross	55 mins
Victoria	1hr 19mins

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

Healthcare

Kingswood Surgery
Lonsdale Medical Centre
Wells Medical Centre
Kingswood Surgery
Grosvenor and St James
Tunbridge Wells Hospital

Education

Primary Schools
St Johns' C of E Primary
St James' C of E Primary
St Peter's C of E Primary
Hildenborough Primary
Somerhill (independent)
Hilden Grange Preparatory
Beechwood
Rose Hill
The Mead
Holmewood House

Secondary Schools

Tunbridge Wells Girls Grammar
Tunbridge Wells Boys Grammar
Skinners
Hill View School for Girls
Beechwood
The Judd School (Voluntary aided)
Tonbridge School (Independent)

01892 530329
01892 546422
01892 511833
01892 544777
01622 729000

01892 678980
01892 523006
01982 525727
01732 833394
01732 352124
01732 351169
01892 532747
01892 525591
01892 525837
01892 860000

01892 520902
01892 529551
01892 520732
01732 352793
01892 532747
01732 770880
01732 365555

Entertainment

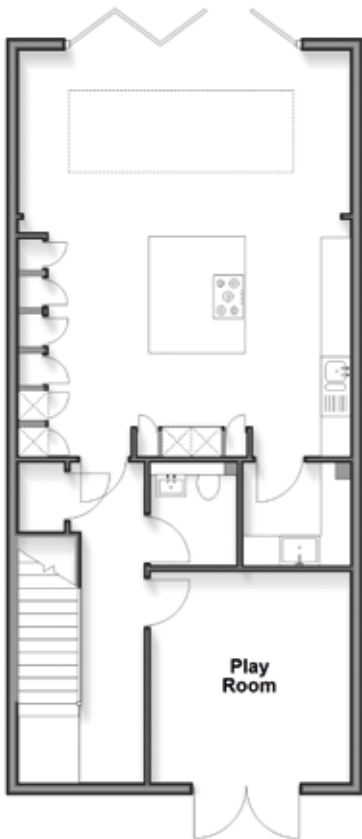
Odeon Cinema complex
Trinity Cinema
Assembly Hall Theatre
The Shuffle House
St John's Yard
The Hidden Well
Vittle and Swig
Thackarays
The Ivy

Local Attractions / Landmarks

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

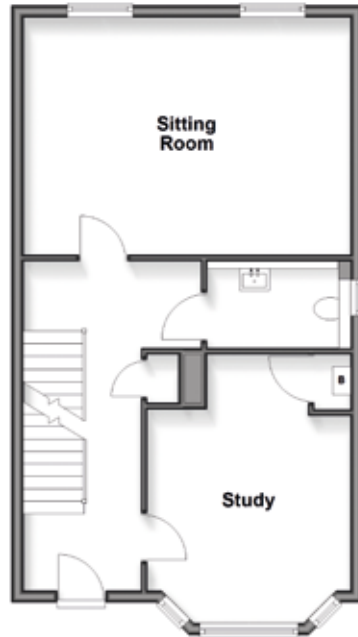
Lower Ground Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



Ground Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



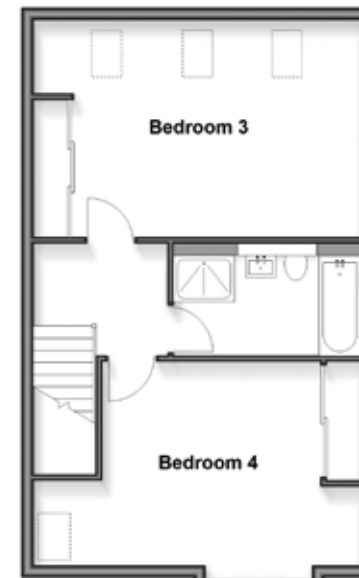
First Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



Second Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



Ground Floor

Entrance Hall	
Study	15'4 max 11'4
Sitting Room	18'3 x 13'1
WC	

Lower Ground Floor

Kitchen/Dining Room	23'4 x 18'2
Utility Room/Play Room	11'7 x 11'3

First Floor Landing

Bedroom 1	16'3 x max 13'1
Dressing Area	
En-Suite Shower	
Bedroom 2	14'1 max 11'2
En-Suite Shower	

Second Floor Landing

Bedroom 3	18'3 x 11'10
Bedroom 4	18'3 x 11'9
Family Bathroom	

OUTSIDE

Allocated parking
Front & Rear Gardens

Council Tax Band: G
Tenure: Freehold



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