



**Connells**

St. Johns Road  
Tunbridge Wells



St. Johns Road  
Tunbridge Wells TN4 9PH

for sale offers in excess of  
**£550,000**



## Property Description

This enchanting and beautifully appointed four-bedroom, split-level maisonette is gracefully tucked away in the heart of Tunbridge Wells, offering an idyllic blend of modern sophistication and timeless charm. Having been thoughtfully designed and meticulously renovated over the years, this home radiates both character and elegance. It is a sanctuary that effortlessly combines comfort and style, creating a harmonious space perfect for both family living and lavish entertaining. Every room within this residence is infused with its own unique story, inviting you to step inside and make it your own.

The front door opens to a welcoming entrance hall, where a staircase gracefully leads to the first-floor landing. Here, you'll find a spacious kitchen/breakfast room equipped with a range of integrated appliances, ideal for creating both everyday meals and gourmet delights. The inviting lounge is bathed in natural light, thanks to a striking bay window with bespoke wooden shutters, while soaring high ceilings enhance the sense of space. A versatile dining room/third bedroom, the principal bedroom, a charming office/craft room, a family bathroom with underfloor heating, and a convenient utility area complete this floor.

The second floor unfolds to reveal two additional spacious bedrooms, each brimming with charm. A luxurious bathroom suite, complete with both a bath and a separate shower, offers a peaceful retreat, while an additional W.C. adds further convenience.

## Ground Floor

### Entrance Hall

### First Floor

### Landing ( First Floor)

12' 9" Max x 16' 10" Max ( 3.89m Max x 5.13m Max )

### Kitchen/ Breakfast Room

13' 7" Max x 11' 8" Max ( 4.14m Max x 3.56m Max )

### Utility Room

### Bedroom One

### Bedroom Four/ Dining Room

12' 8" Max x 17' 9" Max ( 3.86m Max x 5.41m Max )

### Bathroom

### Office/Craft Room

7' 10" Max x 11' 3" Max ( 2.39m Max x 3.43m Max )

### Lounge

17' 6" Max Into Bay x 12' 3" Max ( 5.33m Max Into Bay x 3.73m Max )

## Second Floor

## Landing

## Cloakroom

## Bedroom Three

12' 9" Max x 14' 10" Max ( 3.89m Max x 4.52m Max )

## Bedroom Two

12' 9" Max x 14' 11" Max ( 3.89m Max x 4.55m Max )

## Bathroom

## Outside

## Allocated Parking For One Car

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWL406163](http://connells.co.uk/Property/TWL406163)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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