



NEWLANDS WAY  
TUNBRIDGE WELLS - GUIDE PRICE £850,000 - £875,000



# 2 Newlands Way

Tunbridge Wells, TN4 9AN

**Entrance Hall - Sitting Room - Kitchen/Breakfast Room With Door To Garden - Utility Room - Dining Room With Log Burner - Landing - Bedroom With En-Suite - Four Further Bedrooms - Bathroom - Garage & Parking - Front Garden - Gardens To Rear & Side**

Situated in the highly desirable St. Johns area within walking distance of the "Outstanding" rated St. Johns Primary School as well as close to the grammar schools is this spacious and well presented five bedroom family home occupying a corner plot.

The current owners have completed a range of extension and improvement works but further scope still exists if desired.

Accommodation now comprises a sitting room with pretty curved bay window with an aspect over the garden, a modern kitchen/ breakfast room which is finished with a butchers block worksurface and integrated appliances as well as a large larder and double doors opening to a sunny southerly facing patio. There is a separate dining room which is open to the kitchen and has a log burning stove fitted.

There is a useful utility room which offers an opportunity for a cloakroom if desired and provides further access to patio and a westerly facing lawned garden.

Upstairs there are five bedroom with four being good size doubles, as well as a family bathroom which has both a freestanding tub and separate step-in shower.

The en-suite shower room is also modern and the shower features a waterfall head and thermostatic controls.

Outside there is the unusual feature of a garage, as well as driveway parking set behind a pair of gates. The garden is on three sides with the principal areas being southerly and westerly facing and extremely private.

Properties in this location always sell quickly and we highly recommend a viewing to avoid disappointment.

Brick laid path to open porch with outside light and tiled floor.

Double glazed front door with glazed panels to either side and fan light above.

## **ENTRANCE HALL:**

Stairs to front door, radiator, large understairs storage space, Karndean flooring.

## **SITTING ROOM:**

Archway into and steps down, radiator, Karndean flooring. Double glazed window to front with plantation shutters and curved double glazed bay window to side.



**KITCHEN/BREAKFAST ROOM:**

Fitted with a range of wall and floor cupboard and drawers with butchers block work surface and tiled splashback. One and a half bowl porcelain sink and drainer with mixer tap. Gas hob with extractor hood above and double eye-level oven. Space for fridge/freezer, integrated dishwasher. Large larder cupboard, breakfast bar, radiator, Karndean flooring, ceiling spotlights. Double glazed window to rear and double glazed door to garden. Open to:

**UTILITY ROOM:**

Steps down. Matching floor cupboards and wood effect work surface. Space and plumbing for washing machine and tumble dryer. Sink unit with drainer and tiled splashback. Karndean flooring, wall mounted boiler, radiator. Double glazed door to garden, double glazed door to side and double glazed window to side.

**DINING ROOM:**

Double glazed bay window to front with plantation shutters, radiator, Karndean flooring. Log burner with tiled hearth and wooden surround, built in bookcase.

**LANDING:**

Split landing and part galleried. Loft hatch with drop down ladder, light and part boarded.

**BEDROOM:**

Double glazed bay window to front with plantation shutters, radiator, picture rail.

**BEDROOM:**

Double glazed window to front, radiator, picture rail.

**BEDROOM:**

Double glazed window to rear, radiator, picture rail.

**BATHROOM:**

Freestanding bath with central telephone style mixer tap and hand held attachment, WC, pedestal wash hand basin, step-in shower with waterfall head and tiled walls. Heated towel rail, radiator, ceiling spotlights, extractor. Two frosted double glazed windows to the rear.

**BEDROOM:**

Double glazed window to front, radiator, picture rail.

**BEDROOM:**

Double glazed window to side, radiator, picture rail.

**EN-SUITE:**

WC, wall hung basin, step-in shower with water fall head, hand held attachment and tiled walls. Frosted double glazed window to the rear.

**GARAGE:**

Up and over manual door with power and light. Parking in front of garage with double gates providing security.

**OUTSIDE FRONT:**

Low boundary brick wall, path to door, lawn, gated side access.



### OUTSIDE REAR:

Garden to two sides - enclosed section to rear is laid to patio with flower beds and section to side is mainly laid to lawn with mature trees - both private areas with rear being southerly facing and side being westerly facing.

### SITUATION:

This particular home is situated in a small connecting road within the sought after St Johns area of Royal Tunbridge Wells. The property is ideally situated for both local primary schools and many of the highly regarded secondary schools in the area including Bennett Memorial, TWGGS (Tunbridge Wells Girls grammar school), Skinners, the Boys Grammar School and St Gregory's. The property is approximately one and a quarter miles distance from Tunbridge Wells town centre where there are extensive shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road Precinct where most of the High Street retailers are represented. There is a choice of main line stations at either Tunbridge Wells or High Brooms, both offering fast and frequent train services to London and the South Coast. Nearby recreational facilities include the St John's park, Tunbridge Wells Sports and Indoor Tennis Centre and out of town facilities include local golf, cricket and rugby clubs, the Knights Park Retail and Leisure Centre to include a ten pin bowling complex, multi screen cinema and private health club.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### VIEWING:

By appointment with Wood & Pilcher 01892 511211

### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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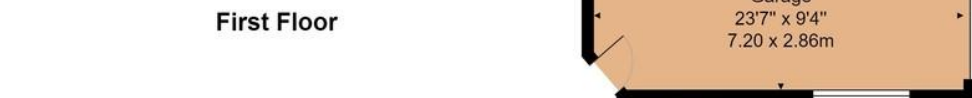
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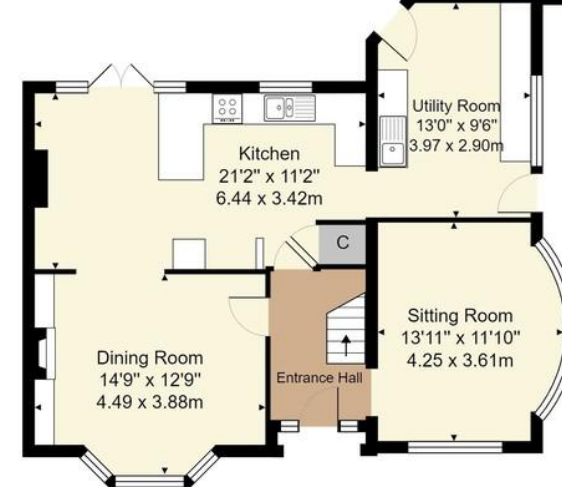
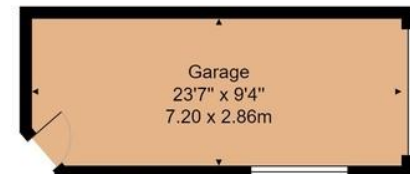
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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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First Floor



Ground Floor

House Approx. Gross Internal Area 1558 sq. ft / 144.7 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1781 sq. ft / 165.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.