



ST. JOHNS ROAD

TUNBRIDGE WELLS - GUIDE PRICE £1,000,000 - £1,100,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

96 St. Johns Road

Tunbridge Wells, Kent, TN4 9PH

**Entrance Level - Hallway - Reception - Cloakroom -
Reception 2 - Lower Ground Floor - Reception/Study -
Kitchen/Dining/Sitting Room With Bi-Folding Doors -
Utility Room - Second Floor Landing - Two Bedrooms - Two
En-Suites - Top Floor Landing - Two Further Bedrooms -
Family Bathroom - Off Road Parking For Two Vehicles With
EV Charging Point - Landscaped Rear Garden**

A Turnkey Luxury Residence Offering High Specification and Flexible Family Living Across Four Immaculately Finished Floors

Nestled within a desirable residential location, this exceptional four-bedroom home presents a rare opportunity to acquire a turnkey property of outstanding quality. Designed with contemporary elegance and functionality in mind, the home boasts an expansive and thoughtfully arranged layout, with extensive smart home features, ideal for modern living, entertaining, and working from home. Finished to exacting standards throughout, this residence offers over 2,000 sq ft of versatile accommodation, complete with high-end fittings, energy-efficient technology, and beautifully landscaped outdoor space.

Upon entering the home, you are welcomed by a striking entrance hallway, featuring galleried balustrades, solid wood flooring with underfloor heating, and sleek ceiling spotlights. The entrance level also offers a generous cloakroom with stylish vanity storage, a reception room currently arranged as a home gym, and a second formal reception space perfect for entertaining, complete with an integrated entertainment centre, contemporary living flame fire, and twin sash windows offering views across the rear garden.

The lower ground floor is the heart of the home - an expansive, open-plan kitchen, dining, and family area, flooded with natural light from a ceiling lantern and full-width bi-folding doors that open seamlessly onto the landscaped rear garden. The bespoke kitchen is a chef's dream, fitted with two-tone cabinetry, quartz work surfaces, a central island with an integrated 'Neff' induction hob and ceiling extractor, dual slide-and-hide ovens, warming drawers, and a Quooker boiling water tap. A matching utility room offers ample storage, workspace, and provision for laundry appliances, ensuring practicality is never compromised.





Also located on this level is a versatile reception room, ideal as a study or secondary lounge, with double doors leading to a patio area perfect for those working from home or seeking a quiet retreat. Underfloor heating continues throughout, and custom cabinetry provides additional storage solutions.

The upper floors continue to impress, with two generously proportioned en-suite bedrooms on the second floor. The principal bedroom is enhanced by bespoke fitted wardrobes and elegant wall panelling, while both en-suites feature luxurious walk-in showers with waterfall heads and contemporary sanitaryware. The top floor comprises two further double bedrooms, each with bespoke wardrobes and remote-controlled Velux rooflights, served by a stylish family bathroom complete with freestanding bath, separate shower, and high-end tiling.

Externally, the property offers two private off-road parking spaces complete with an EV charging point, reflecting the home's forward-thinking and eco-conscious design. To the rear, the professionally landscaped garden is a tranquil haven with raised borders, porcelain patio, artificial lawn, and an electric awning providing shade and privacy. Side access, outdoor lighting, and a water tap further enhance this low-maintenance yet luxurious outdoor space.

This outstanding home combines elegant aesthetics with exceptional build quality, energy efficiency, and a flexible layout to suit a range of lifestyles. Whether you are a growing family, professional couple, or downsizer seeking a ready-to-move-into property, this exquisite residence delivers on every level.

ENTRANCE LEVEL:

Composite front door into:

HALLWAY:

Galleried balustrade, solid wood floor with underfloor heating, ceiling spotlights. Large doaks cupboard housing consumer unit.

STUDY:

Currently used as a home gym. Cupboard housing boiler, wooden floor with underfloor heating. Double glazed bay sash window to front.

CLOAKROOM:

Fitted with a WC, wash hand basin with vanity. Part tiled walls, tiled floor with underfloor heating, ceiling spotlights, extractor. Frosted double glazed sash window to side.

SITTING ROOM:

Entertainment centre with shelving, space and aerial point for 60" TV. Living flame effect fire, wooden floor with underfloor heating, ceiling spotlights. Two double glazed sash windows to rear.

LOWER GROUND FLOOR:

Range of understairs cabinetry for storage. Tiled floor with underfloor heating, ceiling spotlights.

CINEMA ROOM:

Double glazed double doors to light well, panelled walls, underfloor heating, ceiling spotlights.

CLOAKROOM:

Fitted with a WC, wash hand basin with vanity. Part tiled walls, tiled floor with underfloor heating, ceiling spotlights, extractor. Frosted double glazed sash window to side.

KITCHEN/DINING/SITTING ROOM:

The kitchen is fitted with two tone cabinetry and quartz worksurface with upstand. There is a central island unit with 'Neff' induction hob and 'Neff; ceiling extractor. Dual 'Neff' eye-level ovens with slide and hide and warming drawers. One and a half bowl sink unit with Quooker tap. Side by side full length fridge and freezer. Space for wine cooler, ceiling spotlights. Ceiling lantern over snug area, tiled floor with underfloor heating. Full width bi-folding doors.

UTILITY ROOM:

Wall and floor cupboards. Sink unit with filter water tap. Space for washing machine and tumble drier, ceiling spotlights.

SECOND FLOOR LANDING:

Galleried landing with double glazed sash window to front, airing cupboard housing hot water tank and slatted shelving, radiator, ceiling spotlights.

MAIN BEDROOM:

Two radiators, range of built-in wardrobes, panelled wall. Two double glazed sash windows to rear.

EN-SUITE:

Fitted with a step-in shower with waterfall head and handheld attachment with thermostatic controls, wash hand basin with vanity cupboard, WC. Tiled walls and floor, heated towel rail, ceiling spotlights, extractor.

BEDROOM:

Radiator, built-in wardrobe, panelled wall, ceiling spotlights. Double glazed bay sash window to front

EN-SUITE:

Fitted with a step-in shower with waterfall head and handheld attachment with thermostatic controls, wash hand basin with vanity cupboard, WC. Tiled walls and floor, heated towel rail, ceiling spotlights, extractor. Frosted double glazed sash window.

TOP FLOOR LANDING:

Loft hatch, radiator, ceiling spotlights.

BEDROOM:

A double room with fitted wardrobe. radiator. Three Velux windows with remote control sensor blinds.

BEDROOM:

Built-in wardrobe, radiator. Velux window with remote control sensor blind, double glazed window to front.



FAMILY BATHROOM:

Bath with concealed filler and handheld attachment, walk-in shower with waterfall head, wash hand basin with vanity drawers below, WC. Heated towel rail, tiled walls and floor, ceiling spotlights, extractor. Frosted double glazed sash window to side.

OUTSIDE FRONT:

Two parking spaces by the front door with EV charging point.

OUTSIDE REAR:

Landsaped garden which is fence bound with raised beds, a rtificial lawn, porcelain patio area ,electric awning, side access with outside tap.

SITUATION:

Situated in the sought after St. Johns area of Royal Tunbridge Wells. The property is ideally situated for both primary schools and many of the highly regarded secondary schools in the area, including Bennett Memorial, TWGGS, The Skinners School, Boys Grammar School and St. Gregorys. The property is approximately 1.25 miles distant from Tunbridge Wells town centre where there are extensive shopping facilities including the Royal Victoria shopping mall and Calverley Road pedestrianised precinct where most of the high street retailers are represented. A short distance to the north you will find Southborough with its small busy high street and a further selection of shops. 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. Johns Park, Tunbridge Wells Sports & Indoor Tennis Centre, whilst out of town facilities include local golf, cricket and rugby dubs, the Knights Park Retail & Leisure Centre including ten pin bowling, multi screen cinema, restaurants and private health club.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

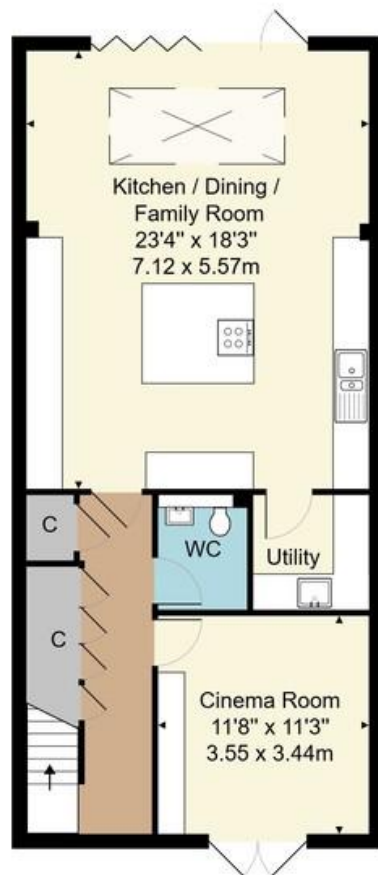
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

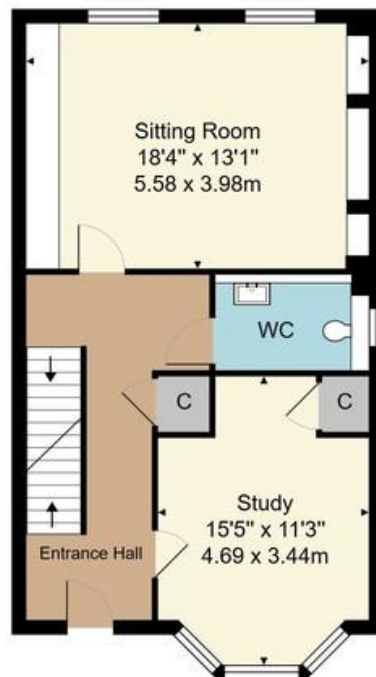
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

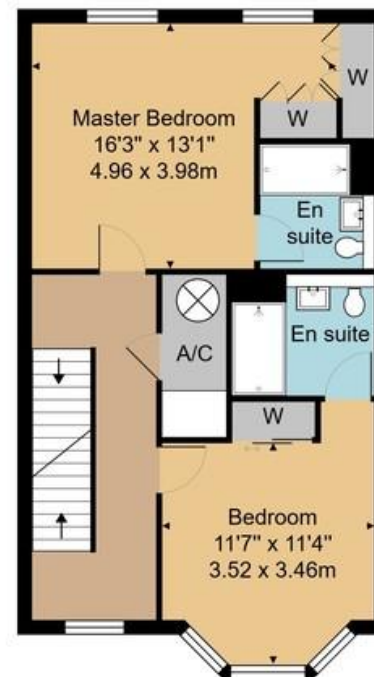




Lower Ground Floor



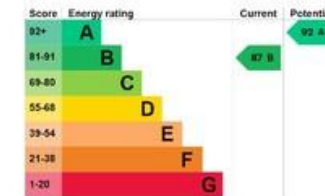
Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area 2517 ft² ... 233.8 m²

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.

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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