



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached 2 Bedroom House
- Separate Detached Studio
- Patio Gardens
- GFCH & Double Glazing
- Off Road Parking
- Energy Efficiency Rating: D

William Street, Tunbridge Wells

GUIDE £425,000 - £450,000

woodandpilcher.co.uk

1 William Street, Tunbridge Wells, TN4 9RT

A beautifully presented and deceptively spacious two-bedroom semi-detached home, situated in the highly desirable St Johns area of Tunbridge Wells. Offering a seamless blend of character and modern convenience, this charming property also boasts off-road parking, gas central heating, and a stunning detached studio complete with its own wet room and underfloor heating-perfect for guest accommodation or home working.

On the ground floor, the property welcomes you with a spacious and elegant living room featuring a bay window, attractive feature fireplace, and stylish wood flooring. White wooden shutters frame the windows, allowing for an abundance of natural light while offering privacy and a touch of classic charm. Adjacent to this, the dining room also benefits from wood flooring, a second period fireplace, and two under-stairs storage cupboards-creating a warm and practical space ideal for entertaining or family dining. The kitchen is well-equipped with a generous range of wall and base units and integrated appliances, flowing naturally into a useful utility area with a separate WC. From here, access is provided to the private courtyard and parking area to the side of the property.

Upstairs, the first floor continues to impress with a large principal bedroom, bathed in natural light from a second bay window. This spacious retreat also features a beautiful period fireplace and built-in wardrobes for added convenience. A second double bedroom provides ample space for family or guests, while the family bathroom is fitted with a contemporary white suite including a bath with shower over. A particularly unique feature is the integrated, remote-controlled sound system-offering an unexpectedly luxurious touch.

Adding further value and versatility is the detached studio, located just beyond the utility area. This well-designed and immaculately finished space includes tiled flooring with underfloor heating and a modern wet room complete with shower and WC. Whether used as guest accommodation, a home office, or creative studio, this additional building enhances the lifestyle potential of the home significantly.

Externally, the property offers low-maintenance patio areas to both the front and side, with ample room for outdoor seating or container gardening. The courtyard area also serves as off-road parking and is soon to benefit from secure gates, creating a private and protected space for one vehicle, with additional room for a second if desired.

This exceptional property represents a rare opportunity to acquire a thoughtfully updated home in one of Tunbridge Wells' most sought-after locations-combining classic character, practical features, and stylish living in equal measure.

Double glazed front door into:

HALLWAY:

Stairs to first floor.

SITTING ROOM:

Double glazed bay window to front and further double glazed window to front both with plantation shutters. Cast iron feature fireplace with shelving and cupboard to side, original wooden flooring, radiator.

DINING ROOM:

Double glazed window to front with plantation shutters. Feature fireplace with tiled hearth and insert. Two understairs cupboards, original wooden flooring, radiator.



KITCHEN:

Range of cabinetry with matching work surface. Porcelain sink unit with drainer and mixer tap. Double eye-level oven and induction hob with concealed extractor and tiled splashback. Space and plumbing for dishwasher, integrated fridge/freezer. Double glazed window to front and double glazed window to side.

UTILITY ROOM:

Cupboard housing boiler and hot water tank. Space and plumbing for washing machine, radiator. Wall hung cupboard and work surface.

CLOAKROOM:

Frosted double glazed window to rear, WC, wash hand basin, radiator.

LANDING:

Lot hatch.

BEDROOM:

Dual aspect with double glazed window to side and double glazed window to front. Feature fireplace, large built-in cupboard, radiator.

BEDROOM:

Double glazed window to side, radiator.

BATHROOM:

Claw foot bathtub with wall mounted tap and separate thermostatic control shower over bath with waterfall head and glass screen, wash hand basin mounted on counter with drawers below and medicine cabinet, WC. Tiled walls and tiled floor with underfloor heating, heated towel rail, ceiling spotlights, ceiling speakers. Double glazed window to side.

OUTSIDE FRONT:

Courtyard patio to front with wrought iron gate and flowerbed. Off road parking for 1 vehicle.

OUTSIDE REAR:

Courtyard garden with double gates to parking area and off road parking for 1 vehicle. Outbuilding with double glazed double doors, ceiling spotlights, tiled floor, electric underfloor heating and wet room with tiled walls, thermostatic controls and waterfall head, WC, wash hand basin, ceiling spotlights, extractor, frosted double glazed window to side. Shed to side.

SITUATION:

William Street is a popular but peaceful central location in the St. Johns Quarter of Tunbridge Wells. It is well placed to take advantage of the local facilities which include 2 metro style supermarkets, a number of independent retailers and popular pubs/restaurants. Beyond this many of Tunbridge Wells most popular schools are within a modest walk. Tunbridge Wells itself is a little under a mile away and offers a far wider range of social, retail and educational facilities including a number of sports and social clubs, 2 theatres, a host of independent retailers principally between The Pantiles and Mount Pleasant with a further range of multiple retailers in the Royal Victoria Place and adjacent Calverley Park precinct. The town has 2 mainline railway stations both of which, again, are accessible from the property. Properties in this location have traditionally proved to be extremely popular and to this end we would encourage all interested parties to make an immediate appointment to view.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

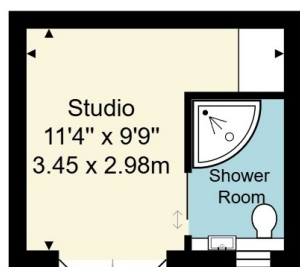
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

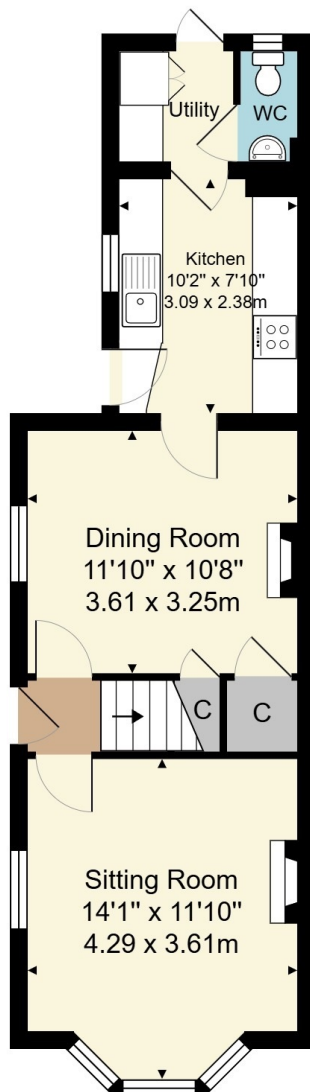
Heating - Gas Fired Central Heating





Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area
866 sq. ft / 80.5 sq. m

Outbuilding Approx. Internal Area
110 sq. ft / 10.3 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.

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