



ST. JOHNS ROAD

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



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PILCHER**

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# 202 St. Johns Road

Tunbridge Wells, TN4 9XD

**Entrance Hall - Sitting Room - Kitchen/Dining Room - Utility Room -  
Cloakroom/Shower Room - Study - Four Bedrooms (One En-Suite) -  
Family Bathroom - Beautiful Landscaped Gardens**

Situated in the ever-popular St. John's area, this generously proportioned and stylishly presented 1930s detached home has been thoughtfully extended and meticulously updated by the current owners to create an exceptional family residence. Offering a seamless blend of period charm and contemporary living, the property benefits from proximity to a choice of highly regarded primary and secondary schools, including the renowned Kent grammar schools, and excellent access to the amenities and transport links of Tunbridge Wells, Southborough, and Tonbridge.

Upon entering the home, you are welcomed by a light-filled entrance hall that sets the tone for the well-balanced and versatile accommodation throughout. To the front of the house is a formal sitting room, bathed in natural light from a charming bay window and centred around a handsome feature fireplace, creating a cosy yet elegant space for relaxing or entertaining. To the rear, the house opens up to reveal a spectacular open-plan kitchen, breakfast and dining area, flowing seamlessly into a family living space – the true heart of the home. This impressive space is ideal for both day-to-day family life and entertaining, with large sliding doors opening directly onto a decked terrace and the garden beyond, perfectly connecting indoor and outdoor living.

The kitchen itself is sleek and contemporary, featuring a comprehensive range of integrated appliances, plentiful cabinetry, and a central breakfast bar ideal for informal meals or a morning coffee. An adjoining utility room adds valuable extra space for laundry and storage, with direct garden access and a convenient ground floor shower room and WC located nearby – perfect for busy family routines. A further reception room on the ground floor currently serves as a spacious study, offering a quiet and comfortable retreat ideal for working from home.









The first floor continues to impress, offering four double bedrooms, each thoughtfully positioned and decorated. The principal suite is a true sanctuary, featuring a generous bay window, period fireplace, stylish en suite bathroom, and an elegant dressing area. The three additional double bedrooms enjoy lovely rear-facing views over the garden and adjacent playing fields and are served by a well-appointed family bathroom.

Outside, the property boasts a beautifully maintained, level rear garden – a private and secure space ideal for children to play or for summer entertaining. A large paved terrace provides the perfect spot for al fresco dining, with a charming summer house nestled at the far end of the garden, offering additional flexibility as a home office, studio, or playroom. To the front, a generous driveway provides ample off-street parking for several vehicles, with gated side access to the rear.

This is a rare opportunity to acquire a substantial, stylish family home in a highly desirable location, perfectly placed for outstanding schools, green open spaces, and the vibrant lifestyle of Tunbridge Wells and the surrounding towns

Covered porch with tiled steps, double height double glazed door with frosted panels to either side.

**ENTRANCE HALL:**

Spacious hallway with solid oak flooring, radiator, space for shoes and coats, stairs to first floor.

**SITTING ROOM:**

Double glazed window to front, radiator, open fireplace with slate tiled hearth and surround.

**KITCHEN/DINING ROOM:**

A range of contemporary cabinetry with solid wood work surface and riser, integrated double Miele oven with steam oven, induction Miele hob, integrated dishwasher, sink unit with mixer tap and drainer inset, space for fridge/freezer, ceiling spotlights, large pantry cupboard.

Contemporary extension of glass with aspect over garden, sliding doors to decked area.

**UTILITY ROOM:**

Airing cupboard with pressurised megaflo water tank, wall mounted gas boiler, large storage cupboard, cabinetry with solid wood work surface, frosted double glazed window to side, space and plumbing for washing machine and fridge/freezer, solid wood flooring, radiator, double glazed door to garden.

**CLOAKROOM/SHOWER ROOM:**

Walk in shower with waterfall head, double glazed window to rear, mounted basin, WC, heated towel rail, tiled walls.

**STUDY:**

Double glazed window to front, spotlights.

**DEMI-LANDING**

Stained glass window to side.

**BEDROOM:**

Double glazed window to rear, radiator, (double)

**LANDING:**

Airing cupboard now used for storage, loft hatch.

**BEDROOM:**

Double glazed window to rear, radiator, (double)

**BEDROOM:**

Double glazed window to rear, radiator, (large double)

**BEDROOM:**

Double glazed bay window to front, attractive feature fireplace with tiled insert and wood surround, walk in wardrobe with hanging and shelving space.

**EN-SUITE:**

Frosted double glazed window to side, bath with mixer tap and separate thermostatic shower over with glass screen and tiled surround, matching dual sinks with integrated cabinetry, WC with concealed cistern, ceiling spotlights, heated towel rail.

**BATHROOM:**

Frosted double glazed stained window to front, bath with mixer tap and hand held attachment, separate shower over bath, WC, hand wash basin, tiled walls and flooring, ceiling spotlights, heated towel rail.

**OUTSIDE FRONT:**

Secure gated entry onto gravel driveway with space for three-four cars.

**OUTSIDE REAR:**

Huge garden mainly laid to lawn with decked area, wood burning pizza oven, separate patio, deep borders with mature shrubs and plants, large conker tree, raised deck at the bottom of the garden with summerhouse, screened side access, outside tap, gate at the bottom of the garden to fields beyond.







**SITUATION:**

The property is located on St.Johns Road, to the north of Royal Tunbridge Wells. The property is ideally located for access for both primary schools and many of the highly regarded secondary schools in the area, including Bennett Memorial, TWGGS, Skinner's The Boys Grammar School and St Gregory's. The property is approximately 1 1/2 miles distant from Tunbridge Wells town centre where there are extensive shopping facilities including the Royal Victoria Shopping Mall and the Calverley Road Precinct. There is a choice of mainline stations at either Tunbridge Wells or High Brooms, both offering fast and frequent services to London & the South Coast. Nearby recreational facilities include the St. Johns Park, Tunbridge Wells Sports & Indoor Tennis Centre, whilst out of town facilities include golf, rugby, tennis and cricket clubs and the Knights Park Retail and Leisure Centre.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**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

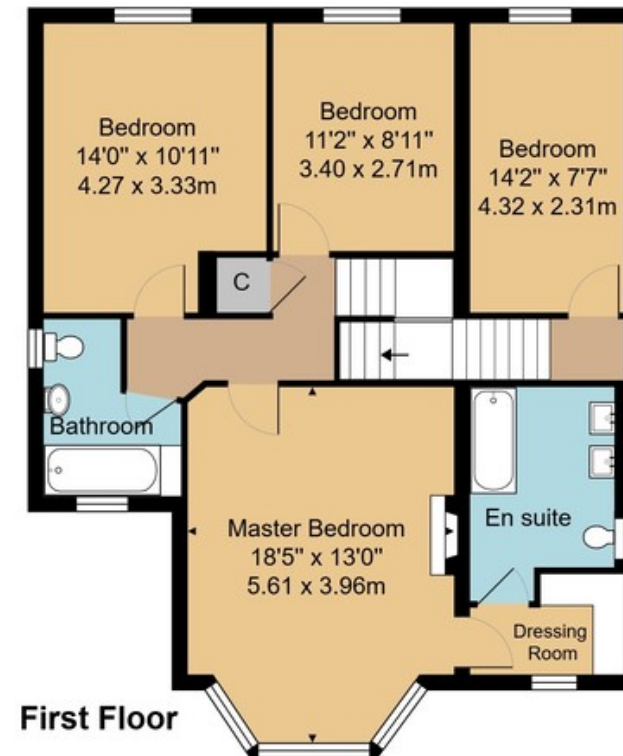
Heating - Gas Central Heating







Approx. Gross Internal Area  
1963 sq. ft / 182.4 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.

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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