



PRIME
BY KINGS ESTATES



1 St. Lukes Road

Tunbridge Wells, TN4 9JH

Nestled within the ever-popular St Luke's Road, this handsome Victorian home has been thoughtfully reimagined by the current owners, who have undertaken an extensive programme of renovation, remodelling and extension to an exceptionally high standard. The result is a home that beautifully preserves its period character whilst delivering the style, comfort and practicality expected of modern family living. Every improvement has been carefully considered, with quality workmanship and attention to detail evident throughout.

Tenure: Freehold

Council Tax band: E

Energy Efficiency Rating: D

- Beautifully Modernised & Extended Victorian Family Home
- Three Versatile Reception Rooms
- Well-Appointed Country Style Kitchen With Separate Utility
- Impressive 20ft Dining Room Opening To The Garden
- Three Well-Proportioned Bedrooms
- Ground Floor Bathroom & First Floor Shower Room
- South East Facing Rear Garden With BBQ Area
- Large Detached Store With Workshop Potential
- Outstanding Schooling Within Easy Walking Distance
- Close To High Brooms Station & Tunbridge Wells Town Centre





Occupying an enviable elevated position within one of Tunbridge Wells' most sought-after residential locations, this beautifully presented home offers versatile, well-balanced accommodation designed to adapt effortlessly as family life evolves.

Stepping inside, a welcoming entrance porch and hallway immediately set the tone, introducing the quality and finish that continue throughout. The layout flows seamlessly between the principal living spaces, creating an inviting environment equally suited to everyday family life and entertaining.

Positioned at the front of the property, the impressive sitting room is bathed in natural light from two large front-facing windows and a Velux-style roof window. Its generous proportions create a bright, comfortable and welcoming living space.

At the heart of the home is the beautifully appointed country-style kitchen. Thoughtfully designed with both practicality and sociability in mind, it offers an extensive range of cabinetry, generous work surfaces, a central island and ample storage, making it ideal for everyday living and entertaining alike. A separate utility room provides valuable additional storage and keeps the kitchen beautifully organised.

A versatile family room, centred around an attractive fireplace, flows into the outstanding dining room extension. Extending to over twenty feet in length, this exceptional space showcases the quality of the improvements undertaken by the current owners. A striking roof lantern, two Velux-style roof windows and bi-folding doors flood the room with natural light while creating a seamless connection to the garden. Integrated ceiling speakers, recessed lighting and high-quality finishes complete a superb space designed for entertaining, family gatherings and everyday enjoyment.

A well-appointed family bathroom completes the ground floor.

The first floor continues the home's impressive presentation, offering three well-proportioned bedrooms. The principal bedroom provides a peaceful retreat, while the second double bedroom benefits from extensive fitted wardrobes. The third bedroom is ideal as a child's room, nursery or home office and also features fitted storage. Completing the accommodation is a stylish contemporary shower room with a walk-in shower, wash hand basin and WC.

Outside, the attractive rear garden provides a wonderful extension of the living space, enjoying sunshine throughout much of the day. Designed for both relaxation and entertaining, it offers generous space for children to play alongside areas for outdoor dining and summer gatherings. A dedicated barbecue area further enhances the outdoor lifestyle, while a substantial detached store provides excellent storage, workshop potential or space for hobbies.

THE LOCATION

Occupying a sought-after position within the ever-popular St John's area of Tunbridge Wells, this home enjoys the perfect balance of convenience, excellent schooling and commuter connectivity. Everything you need for day-to-day living is within easy reach, from independent cafés and restaurants to supermarkets, parks and leisure facilities, making it an ideal setting for professionals, couples and families alike.

Location Highlights

- Sought-after Residential road in the desirable St John's area
- Excellent access to a wide choice of highly regarded primary, secondary and grammar schools
- Approximately 0.5 miles from High Brooms Mainline Station and 1.2 miles from Tunbridge Wells Mainline Station, offering fast and frequent services to London Bridge, Charing Cross and Cannon Street
- Approximately 0.9 miles from Royal Victoria Place Shopping Centre
- Excellent road links via the A21 to the M25 and wider motorway network

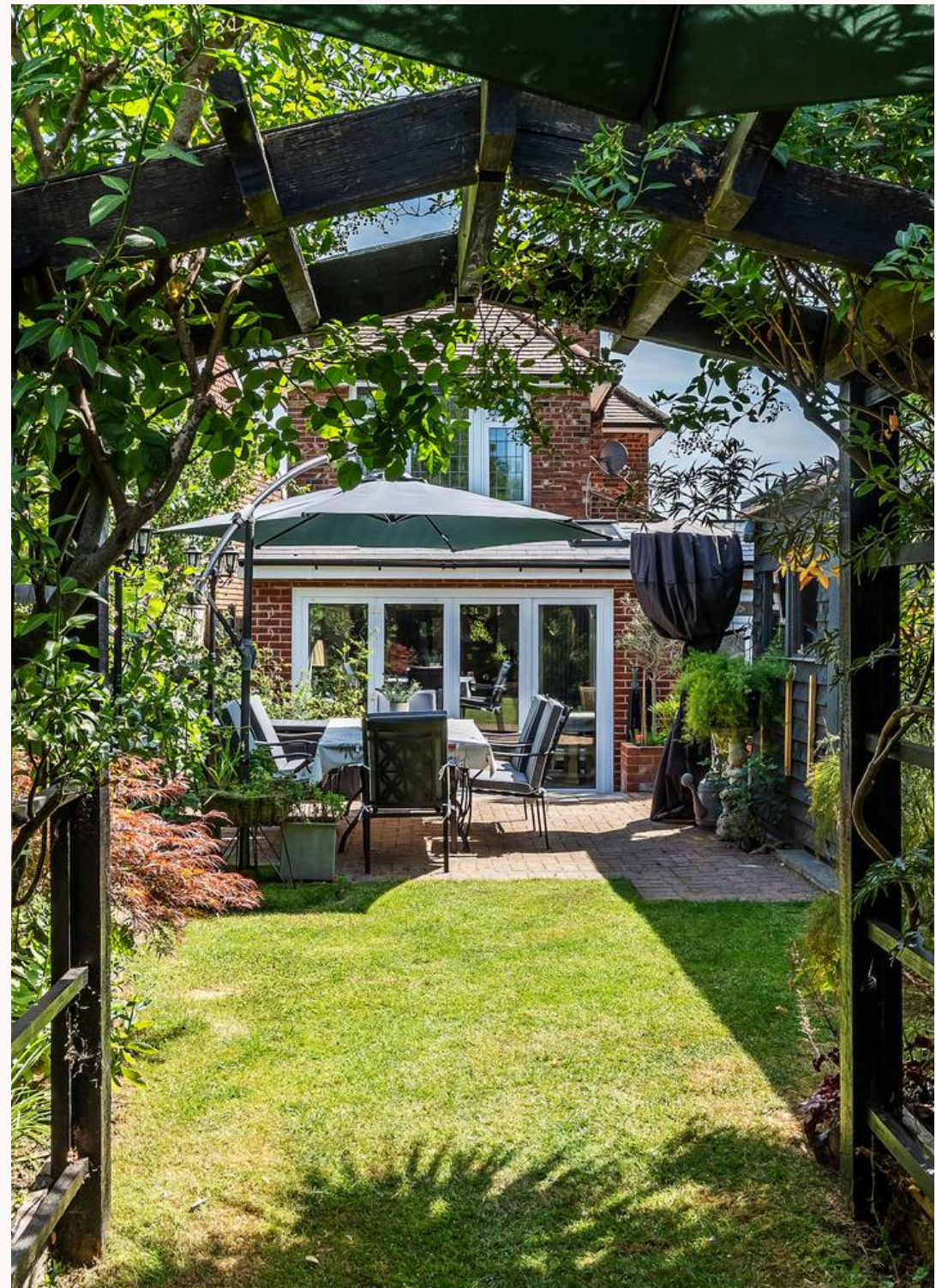
Tunbridge Wells is the only spa town in the South East of England and is renowned for its elegant architecture, vibrant café culture and excellent shopping. The historic Pantiles, with its beautiful Georgian colonnade, hosts regular food and craft markets, outdoor events and the popular summer Jazz Festival, while the town centre offers an excellent mix of independent boutiques, national retailers, restaurants and bars.

For those who enjoy the outdoors, The Common provides acres of open green space with scenic walking trails leading to the famous Wellington Rocks, while the nearby Nevill Grounds offer tennis facilities and the renowned Nevill Golf Club is also close by. Tunbridge Wells Sports Centre and a network of local cycling routes further enhance the area's excellent recreational opportunities.

The property is particularly well placed for families, with an outstanding selection of schools nearby. Highly regarded options include St John's CE Primary School, The Skinners' School, Tunbridge Wells Grammar School for Girls, Tunbridge Wells Grammar School for Boys, Bennett Memorial Diocesan School, St Gregory's Catholic School and The Wells Free School, many of which are within around a mile of the property.

Commuters are exceptionally well served, with both High Brooms and Tunbridge Wells mainline stations providing regular services to London, while the Centaur commuter coach also operates from nearby St John's Road. Excellent road connections via the A21 provide straightforward access to the M25, Gatwick Airport and the South Coast.

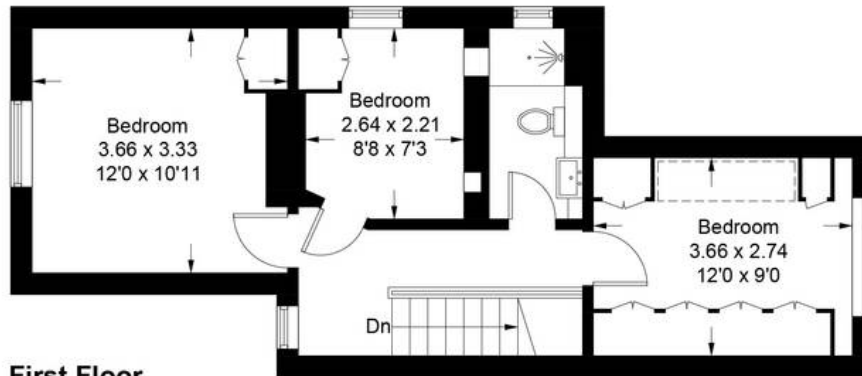
This is a location that effortlessly combines the convenience of town living with excellent schools, superb transport links and a wealth of leisure and lifestyle amenities, making it one of Tunbridge Wells' most consistently popular residential areas.



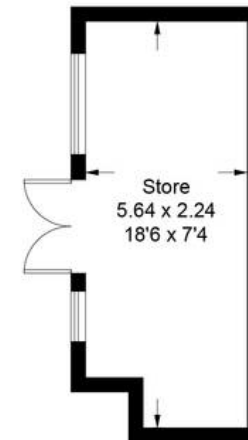
Approximate Gross Internal Area = 134.3 sq m / 1446 sq ft
 Store / BBQ = 13.3 sq m / 143 sq ft
 Total = 147.6 sq m / 1589 sq ft



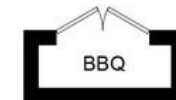
 = Reduced headroom below 1.5m / 5'0



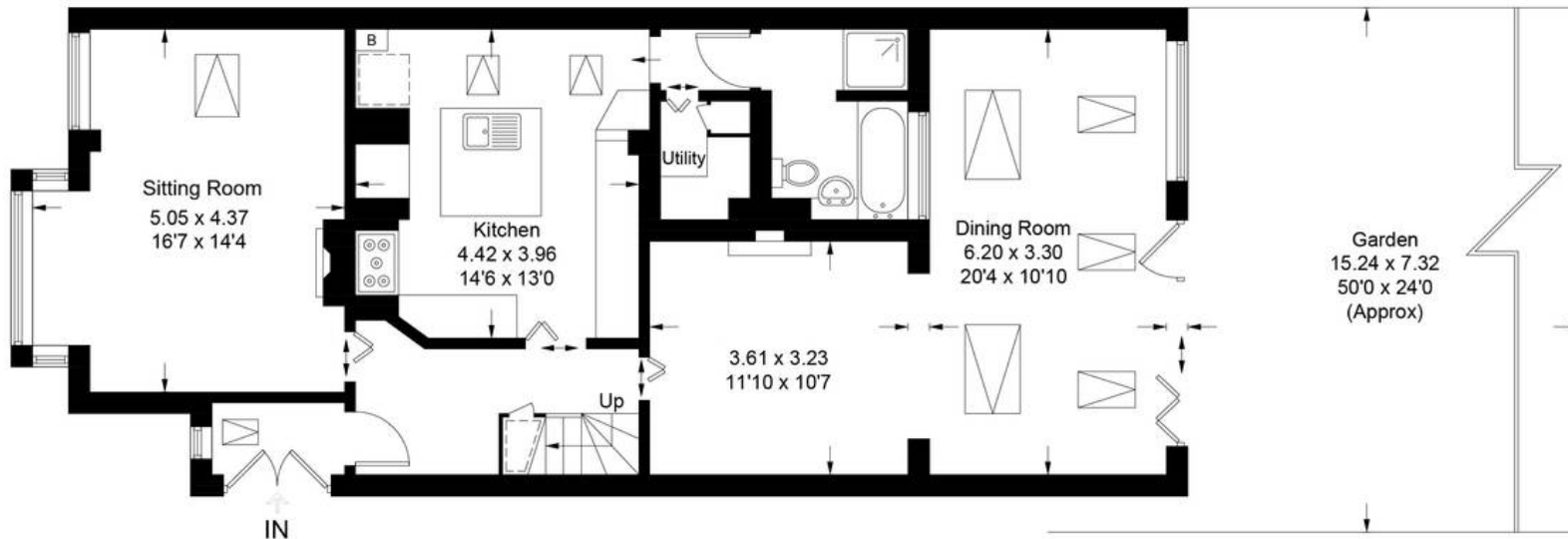
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1317767)

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