



15 Sandown Grove
Tunbridge Wells | Kent | TN2 4RW

 FINE & COUNTRY





Step inside

15 Sandown Grove

Tucked away near the end of a leafy cul-de-sac on the outskirts of Tunbridge Wells is this charming four-bedroom detached family home. With its Kent ragstone chimney stack, pitched roof porch with barge boards and black and white inserts and a partially glazed oak front door, it has immediate external appeal. It nestles in the midst of a large plot and is approached via a driveway, providing off road parking, leading to the garage and bordered by a front lawn and a raised shrub and rose bed with additional carports, access to the rear garden and a pathway to the entrance.

There is a spacious hallway with a cloakroom, stairs to the first floor, a fitted storage cupboard and engineered oak flooring that continues into the open plan kitchen/dining room. This sophisticated space includes four bi-fold doors to the rear terrace in the good-sized dining area and when these are open it really feels as though you are not only bringing the outdoors inside but also doubling the overall space and makes it a delightful place to have a meal when friends and family come to dine.

The contemporary kitchen includes smart glossy black units with wood worktops housing an integrated four ring gas hob, a Kenwood double oven, fridge, dishwasher and space for additional appliances and a breakfast bar as well as a door to a carport with cupboards and storage facilities. The light and bright triple aspect sitting room features a charming fireplace with an inset cast iron log burner and a granite hearth as a central point to cosy up to on a cool winter's evening as well as a large picture window providing delightful views across the garden.

The first-floor landing includes access to the loft, a large store cupboard and access to the trendy family bathroom with a panelled bath and a separate walk-in shower as well as to four bedrooms. There are two with fitted wardrobes and the dual aspect principal bedroom with built in bedroom furniture and lovely views over the garden.

A special feature of this property is the lovely flat rear garden with its very large and attractive sandstone terrace surrounded by a dwarf brick wall where a dozen guests can enjoy a barbecue and al fresco dining. This leads to a vast lawn surrounded by wonderful specimen trees and a raised shrub bed, a separate patio seating area so you can follow the sun all day and a useful garden storage shed. But having the flat garden provides the opportunity to extend the property to provide additional accommodation if required and subject to the appropriate planning permissions.



Seller Insight

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What the owner says: We moved here in 2009 and it has been a superb home for many years. It is a very quiet and peaceful location and, because it is in a cul-de-sac very safe and secure for children and pets. Sadly, a change in circumstances mean the baton has to be passed to new owners but it will make them a wonderful family home with the opportunity to extend the accommodation if required and/or create an outbuilding as an office or entertainment facility, subject to planning.

We are only a couple of miles from the Pantiles, the town centre and the station where trains to London Bridge only take 44 minutes while we are only a stone's throw from the Pembury Road for access to the A21/M25. We are close to good schools including the well-respected Skinners Academy, a bus route and not far from the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs. There is also the indoor sports and tennis centre and a swimming pool.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the Pantiles that now offers a delightful mix of independent shops, bars and restaurants. While the rest of the town includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of hotels as well as retail parks. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre.

With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Claremont primary has also been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:

Tunbridge Wells station 2.0 miles
Tonbridge 6.6 miles
Sevenoaks 12.9 miles
Dover Docks 63.8 miles
Channel Tunnel 51.6 miles
Gatwick Airport 25.6 miles
Charing Cross 40.9 miles

By Train from Tunbridge Wells:

London Bridge 44 mins
Cannon Street 51 mins
Charing Cross 53 mins
Victoria 1hr 8 mins

Leisure Clubs & Facilities

Tunbridge Wells Sports Centre
Tunbridge Wells Borderers Cricket Club
Tunbridge Wells Rugby Club
Tunbridge Wells Croquet Club
Tunbridge Wells Tennis Club
Bayham Football Club
Neville Golf Club
Tunbridge Wells Target Shooting Club
Tunbridge Wells Indoor Bowls Club
Tunbridge Wells Bridge Club

Healthcare

Lonsdale Medical Centre
Wells Medical Centre
Kingswood Surgery
Grosvenor and St James
Tunbridge Wells Hospital

Education

Primary Schools
Forest Park Nursery
St James' C of E Primary
St Peter's C of E Primary
Hildenborough Primary
Somerhill (independent)
Hilden Grange Preparatory

Secondary Schools

The Skinners' School
Tunbridge Wells Girls Grammar
Tunbridge Wells Boys Grammar
Hill View School for Girls
The Judd School (Voluntary aided)
Tonbridge Grammar School for Girls
Tonbridge School (Independent)

01892 530329
01892 546422
01892 511833
01892 544777
01622 729000

01892 512313
01892 523006
01982 525727
01732 833394
01732 352124
01732 351169

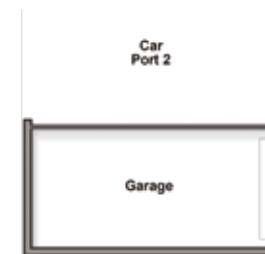
01892 520902
01892 529551
01732 352793
01732 770880
01732 770880
01732 365555

Entertainment

Odeon Cinema complex
Trinity Theatre
Assembly Theatre
Rocca Restaurant and Cocktail bar
Thackerays
The Ivy

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Hall Place Leigh
Penshurst Place
Knole House
Hall Place Leigh



GROUND FLOOR

Entrance Hall	26'7 (8.11m) x 13'0 (3.97m)
Kitchen/dining Room	narrowing to 9'8 (2.95m)
Living Room	23'0 x 14'7 (7.02m x 4.45m)
Cloakroom	
Car port	26'9 x 13'4 (8.16m x 4.07m)

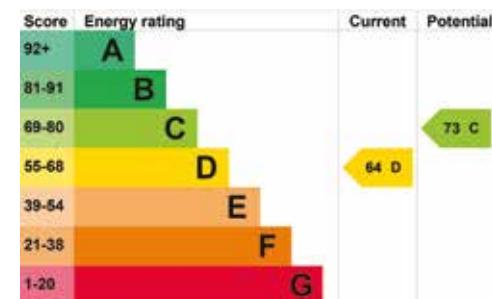
FIRST FLOOR

Bedroom 1	14'5 x 13'6 (4.40m x 4.12m)
Bedroom 2	14'0 x 9'10 (4.27m x 3.00m)
Bedroom 3	12'10 x 8'3 (3.91m x 2.52m)
Bedroom 4	9'4 (2.85m) x 9'4 (2.85m)
	narrowing to 6'5 (1.96m)
Bathroom	10'8 (3.25m)
	narrowing to 7'8 (2.34m) x 6'0 (1.83m)

OUTSIDE

Driveway	
Car Port 2	
Single Garage	
Large Rear Garden	

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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