



Alexandre Boyes

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Stanmore House, 38 St James Road, Tunbridge Wells, TN1 2JZ



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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Tunbridge Wells, TN1 2JZ

- Entrance Hall
- Kitchen / Dining Room
- Drawing Room
- Study
- Cloakroom
- Principal Bedroom with ensuite bathroom
- Three further bedrooms
- Family Bathroom
- Family Room (Bedroom 5)
- Cinema Room
- Lower Ground Floor bathroom
- Wine Room
- Laundry Room
- Garden and terrace
- Garage
- Parking



An outstanding double fronted detached Victorian villa, occupying a prime position on the sought after St James Road in Tunbridge Wells. This handsome period residence offers beautifully proportioned accommodation arranged over four floors and has been comprehensively and sympathetically updated to create an exceptional family home that combines elegant Victorian character with high quality contemporary finishes.

The property retains a wealth of period features, including high ceilings, original sash windows, decorative cornicing and feature fireplaces, all of which contribute to its considerable charm and sense of grandeur. At the heart of the home is a stunning Neptune kitchen, thoughtfully designed to provide both style and practicality, complemented by engineered oak flooring that flows through the principal living spaces, enhancing the warm and sophisticated feel throughout.

The versatile lower ground floor presents excellent annex potential, offering flexible accommodation that could suit a variety of lifestyle requirements, including multi-generational living or guest accommodation. The generous and beautifully presented interiors are flooded with natural light and provide an ideal balance of formal and informal living space.

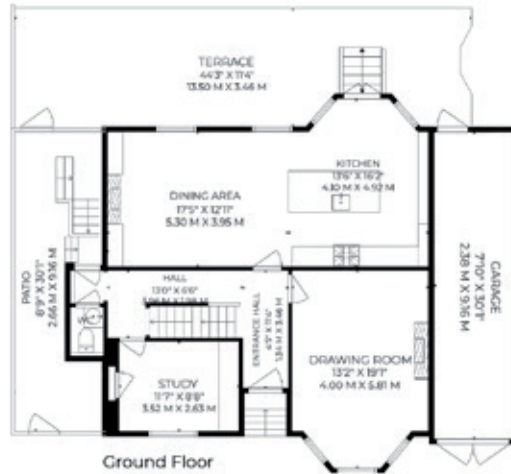
Externally, the property continues to impress with a private south-facing rear garden, perfectly positioned to enjoy sunshine throughout the day and providing an idyllic setting for outdoor dining and entertaining. To the front, a gravel driveway offers ample off-road parking and creates an attractive approach to this distinguished Victorian home.





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Ground Floor



First Floor



Lower Ground Floor



Second Floor

Score	Energy Rating	Current	Potential
70+	A		
69-70	B		
68-69	C		
67-68	D		
66-67	E		
65-66	F		
64-65	G		
63-64	H		
62-63	I		
61-62	J		
60-61	K		
59-60	L		
58-59	M		
57-58	N		
56-57	O		
55-56	P		
54-55	Q		
53-54	R		
52-53	S		
51-52	T		
50-51	U		
49-50	V		
48-49	W		
47-48	X		
46-47	Y		
45-46	Z		

St. James Rd, TN1
5 bedroom house



Approx. Internal Area
3244 Sqft / 301.4 Sqm

Garage
240 Sqft / 22.3 Sqm

TOTAL
3484 Sqft / 323.7 Sqm

Illustration for identification purposes only.
Measurements are approximate. Not to scale.
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IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

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