



48 Newlands Rd
Tunbridge Wells Kent

Spacious family home providing versatile accommodation throughout, secluded garden with southerly aspect, and within walking distance of sought-after schools. Situated in a quiet road in the desirable St John's area.

Guide price £775,000 - £800,000 Freehold

Situation:

The property is situated in an enviable position in a sought-after and quiet residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within easy reach and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

A handsome and substantial property providing spacious and versatile accommodation across two floors benefiting from an impressive EPC rated 'C'.

The accommodation includes, on the ground floor; an entrance porch with quarry tile floor; a good-sized entrance hall featuring delightful wood flooring and adjacent downstairs storage; a well-proportioned living room with period features including picture rails, bay window to the front providing a good deal of natural light and sense of space, and a log burner set on a stone tile hearth as the room's focal point; a kitchen/dining room featuring a wide range of Shaker style wall and base units, solid wood work surfaces, and classic Butler style sink; and a dining area with attractive wood flooring and sliding doors providing access to the secluded garden. Also located on the ground floor is a dual aspect well-proportioned bedroom with close access to a downstairs shower/utility room featuring walk in shower, w/c, contemporary vanity wash basin and plumbing for laundry appliances.

On the first floor is a spacious feature galleried landing and four bedrooms with a combination of tasteful décor and fitted storage, and additional study with built in desk on two sides, a separate w/c, and family bathroom featuring bath with shower over, pedestal wash basin, heated towel rail, and adjacent airing cupboard with slatted shelving.

To the front of the property is a driveway and EV charging point in addition to a lawn with mature trees and shrubs, and to the rear a good-sized secluded garden with south-easterly aspect mainly laid to lawn, a patio, and area of gravel with space for table and chairs ideal for outdoor entertaining. There is also a large shed/cabin.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: E

Current EPC Rating: C

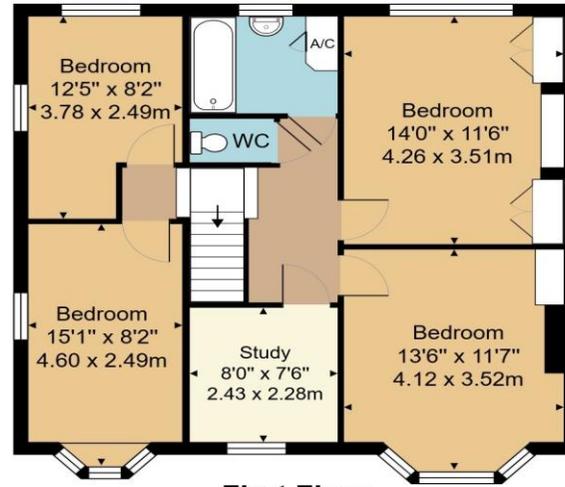
Directions: The postcode of the property is TN4 9AU



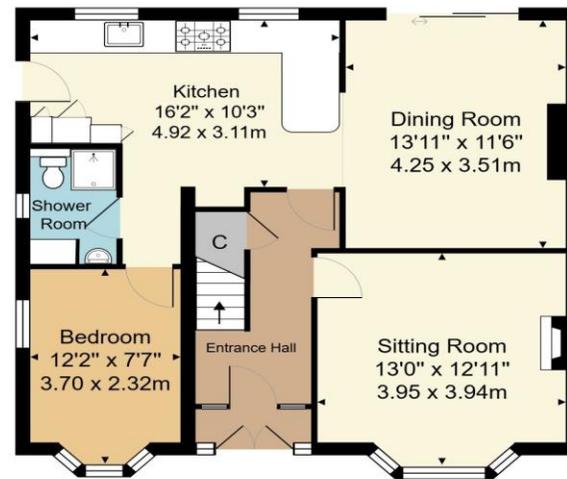
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area
1481 ft² ... 137.6 m²

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 produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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