



14 Newcomen Road, Tunbridge Wells, Kent, TN4 9PA

Guide Price £445,000 Freehold

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Bracketts are pleased to be offering for sale this most appealing semi-detached Victorian cottage that enjoys a most convenient location in a popular road within the St John's area of town, just a short walk from the many and varied local amenities, eateries and cafes. The cottage, which is Listed, has a wonderful blend of character features blended with contemporary fittings with a pretty garden and off-road parking facilities. Ground floor an entrance lobby opens to a reception room with a feature minster style fireplace, fitted cupboards to both alcoves, a recessed niche with storage facilities and window, staircase up. The kitchen has hand-painted units with an L-shaped sweep of quartz worktop with matching upstands, inset sink with mixer taps, a Stoves Cooker, base units and drawers, suspended high-level cupboards, window to rear, concealed fridge freezer, understair recess and a door to the rear garden. Upstairs stripped and polished flooring, landing, hatch to loft, storage cupboard, Main Bedroom with window to front, twin reading lights, fitted wardrobe cupboards. Bedroom 2 with window to side and triple sliding doors to wardrobes/storage. Luxury bathroom with large tiled flooring matching tiled walls around the panelled bath with deluge shower and hand mixer glazed screen, WC, vanity wash basin with inset sink. Storage under. Mirror above and window to rear. Outside there is a rolled grit driveway providing parking facilities adjacent to a lawned area which is screened from Newcomen Road by a mature hedge. A gate provides access to the side of the property with a mature wall enhancing privacy, lawn, patio, and established beds and borders.

- Favoured St John's location
- Victorian semi-detached listed house
- Immaculately presented
- Recently refurbished throughout
- Tiled ground floor
- Stripped and polished timber upstairs
- Double glazed windows in timber frames
- Gas central heating
- Off-road parking
- Wonderful blend of character / modern fittings





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: C



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Newcomen Road, Tunbridge Wells, TN4

Approximate Area = 519 sq ft / 48.2 sq m

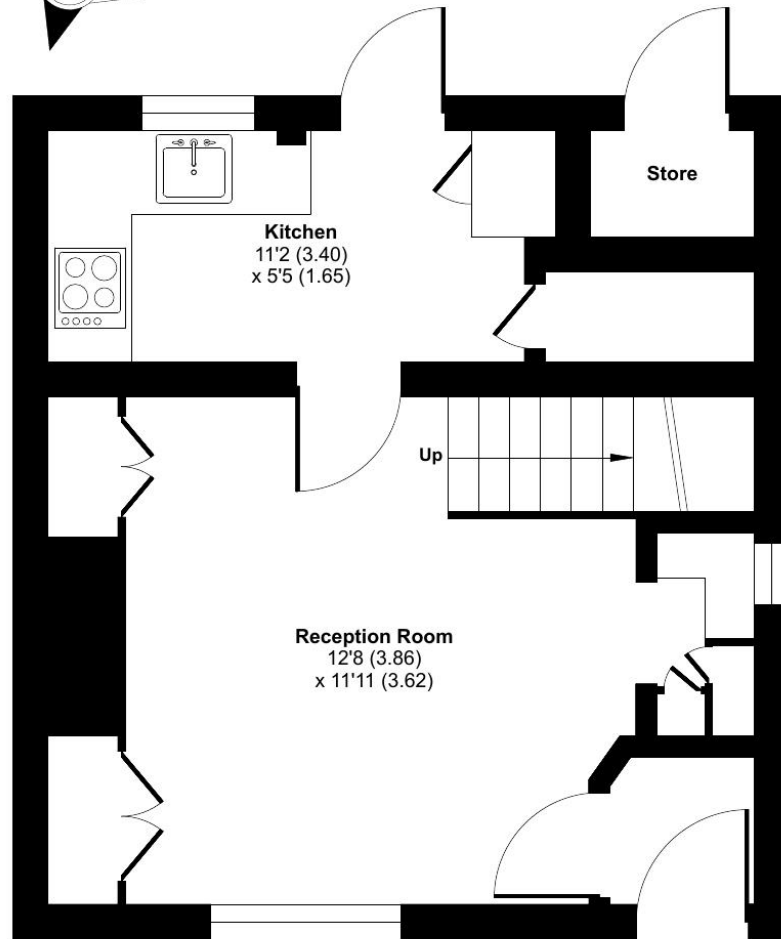
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Outbuilding = 10 sq ft / 0.9 sq m

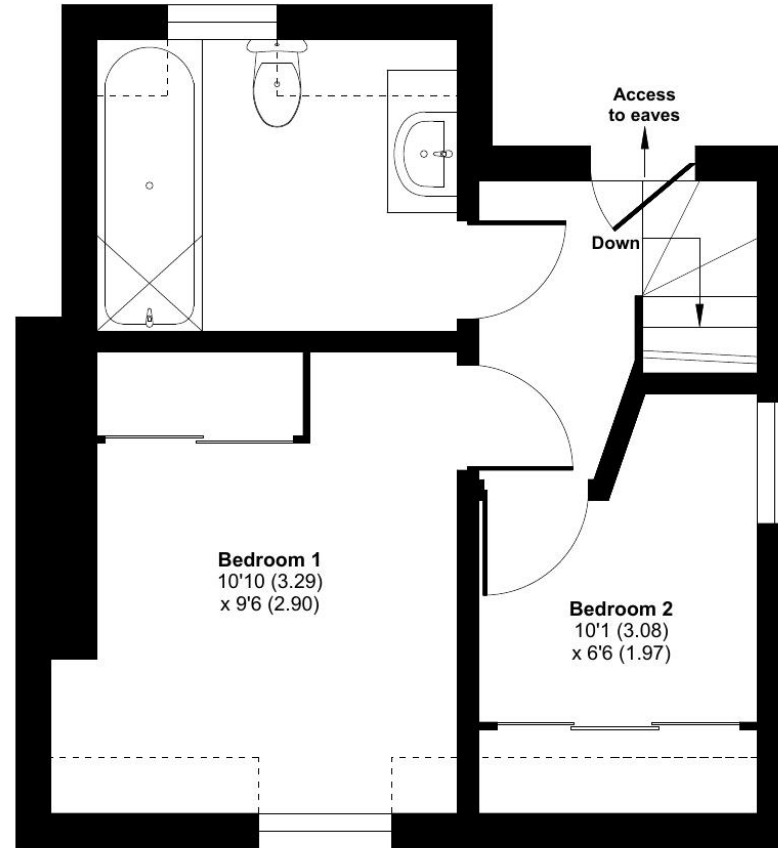
Total = 554 sq ft / 51.4 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts llp. REF: 1309950

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