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PROFESSIONALS IN PROPERTY



9 Whitefield Road

Tunbridge Wells

Guide Price £550,000 - £575,000

Attractive three bedroom period home in St. John's, Tunbridge Wells. Features original character, modern kitchen, spacious rooms, low maintenance gardens, loft potential, and excellent local amenities & schools on the doorstep.

Tenure: Freehold

EPC Energy Efficiency Rating: D

Council Tax: D

- Guide Price £550,000 - £575,000
- Three Bedroom Period Family Home
- Sought After St. John's Location
- Beautiful Sitting Room With Wood Burning Stove
- Separate Dining Room With Feature Fireplace
- Modern Kitchen With Granite Work Surfaces
- Potential For Loft Conversion, Subject To Planning
- Attractive Low Maintenance Rear Garden
- Excellent Schools And Local Amenities Nearby
- Convenient Access To Tunbridge Wells Town Centre And Mainline Stations





Occupying an enviable position within the ever-popular St. John's quarter of Tunbridge Wells, this attractive three bedroom period home offers an appealing blend of original character, generous proportions and modern comforts. Ideally placed for highly regarded schools, excellent local amenities and the town's mainline stations, it presents an outstanding opportunity for families seeking a home that is ready to enjoy whilst still offering future potential.

Stepping inside, the welcoming entrance hall immediately sets the tone, with period detailing and a sense of warmth that continues throughout the home. To the front, the elegant sitting room is centred around a charming cast iron wood burning stove, creating a cosy focal point for relaxing evenings. Original cornicing, a ceiling rose and large windows enhance the character and provide an abundance of natural light.

The separate dining room is equally inviting and offers an ideal setting for both everyday family meals and entertaining friends. A feature cast iron fireplace adds further character before leading through to the impressive modern kitchen. Designed with both style and practicality in mind, the kitchen features polished granite work surfaces, extensive storage, integrated appliances and space for a Rangemaster style cooker, creating a wonderful space for keen cooks and busy family life alike.

The first floor provides three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for growing families, guests or those working from home. The principal bedroom is particularly spacious, while the family bathroom is well appointed and serves the accommodation with ease.

For those looking to add further value, the generous loft space offers exciting potential for conversion, subject to the necessary planning permissions and building regulations, allowing the home to evolve alongside changing family needs.

Outside, the property continues to impress with low maintenance gardens to both the front and rear. The enclosed rear garden has been thoughtfully designed with paved seating areas, raised planting beds and attractive borders, providing an ideal setting for outdoor dining, summer entertaining or simply unwinding after a busy day. On street parking is available to the front of the property.

St. John's remains one of Tunbridge Wells' most desirable residential locations, renowned for its excellent selection of grammar and primary schools, independent shops, cafés, restaurants and everyday amenities. The town centre, beautiful parks and two mainline railway stations are all within easy reach, making this an exceptional home for commuters and families alike.

THE LOCATION

Whitefield Road enjoys a prime position in the popular St Johns Quarter of Tunbridge Wells, a vibrant and family friendly community less than half a mile from the town centre.

The area offers an excellent selection of restaurants, cafés, independent shops and supermarkets, together with leisure facilities and beautiful open spaces, including the nearby St John's Recreation Ground just 0.1 miles away.

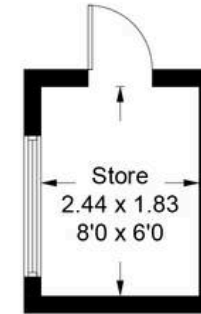
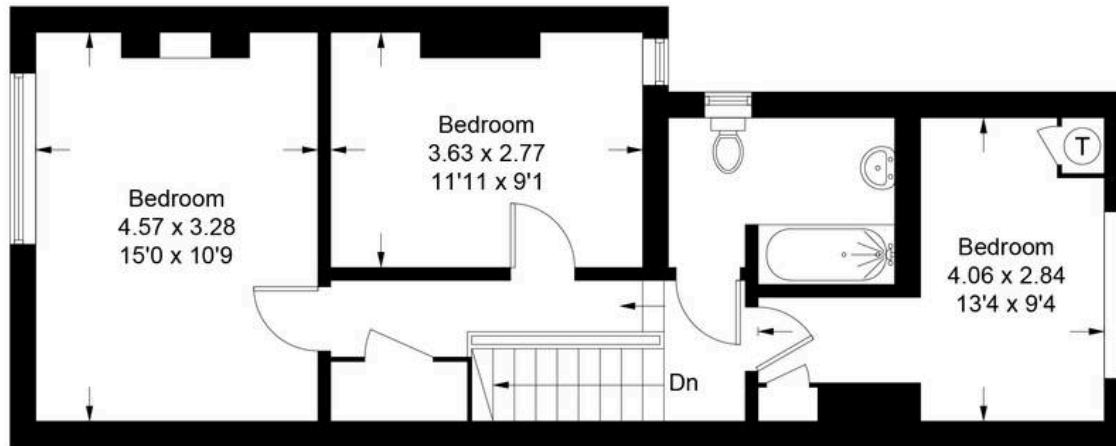
Families are particularly well served with outstanding schooling options in both the independent and state sectors. St John's Primary School is approximately 0.2 miles from the property, with St Augustine's RC Primary around 0.4 miles.

At secondary level, both Tunbridge Wells Grammar School for Boys and Tunbridge Wells Girls' Grammar are within 0.3 miles, while Bennett Memorial and St Gregory's Catholic School are just over a mile away.

For commuters, Tunbridge Wells station is about 0.7 miles on foot, with High Brooms station around 1.1 miles. Both offer fast and frequent services to London. A commuter coach service also runs along St John's Road. The A21 provides quick access to the M25, South Coast and Channel Tunnel, and for shopping on a grander scale, Bluewater is around 26 miles away. The Kent coastline, with its charming seaside towns, lies only 30 miles distant, perfect for weekend escapes.

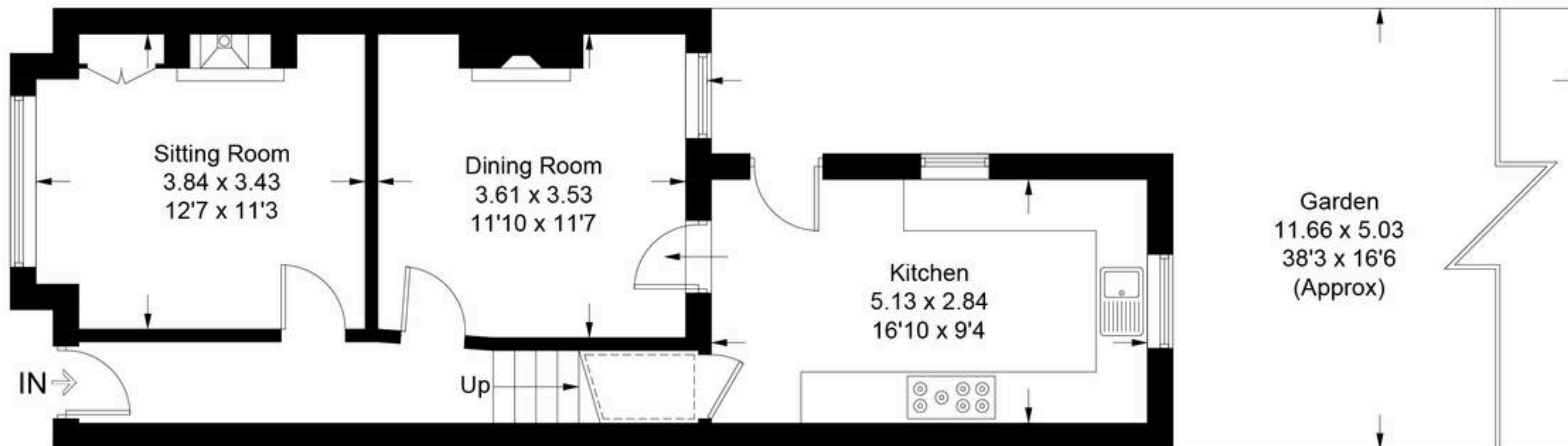


Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft
Store = 4.5 sq m / 48 sq ft
Total = 105.1 sq m / 1131 sq ft



(Not Shown In Actual Location / Orientation)

First Floor



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. (ID1319307)

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