

2 Vale Road, Southborough







# 2 Vale Road, Southborough TN4 0QQ

*Unique and Striking 2-Bedroom Chapel Conversion*

## **Accommodation Summary**

- Detached converted Victorian Chapel
  - 2 double bedrooms
- Stunning kitchen/dining room
- Spacious reception room
- Modern family bathroom
  - Courtyard garden
- Sought after location
- Recently renovated
- Bright and spacious



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Formerly a Victorian chapel, this home has been converted with imagination and flair to create a light and spacious 21st century home.

Its red brick exterior, pitched tiled roof and Gothic arched wooden entrance door evoke a sense of the house's religious heritage.

You step into an immaculate welcoming hallway, its high ceiling reflecting the house's Victorian proportions.

First on the left is the spacious living room which spans the length of the house and is flooded with light from its double aspect windows. A feature fireplace adds character and warmth in the colder months while a walk-in cupboard at the rear and a large bespoke alcove cabinet offer lots of storage space.

Stairs at the rear take you down past a useful guest cloakroom to the new and impressive open plan kitchen/dining room with its vast breakfast bar. The stylish room offers great dining and entertaining space whilst the stream lined kitchen enables you to chat to friends and family as you prepare dinner. It is a well-designed space with plenty of ivory cabinets topped off with light bespoke work tops.

There is access from the rear of the kitchen into a pretty walled courtyard garden with a real Mediterranean feel and plenty of space for alfresco dining.

Climbing the stairs to the first floor there are two double bedrooms, one with a period fireplace, both of which have calming décor that give a very tranquil feeling.

Completing the house is the family bathroom whose claw foot roll top bath and period fittings add a touch of vintage inspired glamour. Its rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Vale Road is superbly located with a host of popular schools, local shops and transport links on its doorstep. Being a stone's throw from Southborough Common, a peaceful area of outstanding natural beauty, it also enjoys woodland walks and open farmland.

Sympathetically restored and beautifully refurbished this fantastic period home delivers a family friendly contemporary style of living. A must see!







Canopied porch with lattice wooden sides to wooden entrance door, which opens to:

Entrance Hall with tiled flooring, radiator and doors to:

**Living Room:** 23' x 14'3" front and rear aspect sash windows, large fitted mid height alcove cupboard with internal shelving, focal fireplace with traditional tiling, cast iron fire basket, wooden mantle and tiled hearth, radiator and steps up to a walk in storage cupboard with rear aspect window. The room is perfect for entertaining in with the beautiful fireplace adding warmth and character.

Door to landing with rear aspect window, wall shelving and stairs down to:

**Cloakroom:** low level WC, pedestal wash basin, tiled floor and radiator.

**Kitchen/Breakfast Room:** 22' x 17'11" front part opaque windows and rear aspect windows, stainless steel sink bowl with drainer and mixer tap over, space for a range oven with extractor fan above, integrated under counter fridge and freezer, integrated Zanussi dishwasher and integrated microwave and space and plumbing for a washing machine, porcelain tiled flooring and radiators. The kitchen has plenty of bespoke glass, mirror and shell resin inlaid worktops and a good selection of ivory green eye and base level units. Wall cupboards conceal meters

and there is a breakfast bar overhang with space for at least 3 bar stools and room for a large table and chairs. A rear aspect part glazed door leads off the kitchen at the rear into the courtyard garden.

Stairs up to first floor landing with rear aspect sash window, radiator and doors to:

**Bathroom:** rear aspect opaque sash window, claw foot roll top bath with hand held shower attachment, tiled corner shower cubicle with wall mounted shower, pedestal wash basin, heated towel rail, part tiled walls, tiled flooring, loft access hatch, airing cupboard housing the Megaflow water cylinder with shelving for linen, heated towel rail and door into the cloakroom with low level WC, tiled flooring and rear aspect opaque window and radiator.

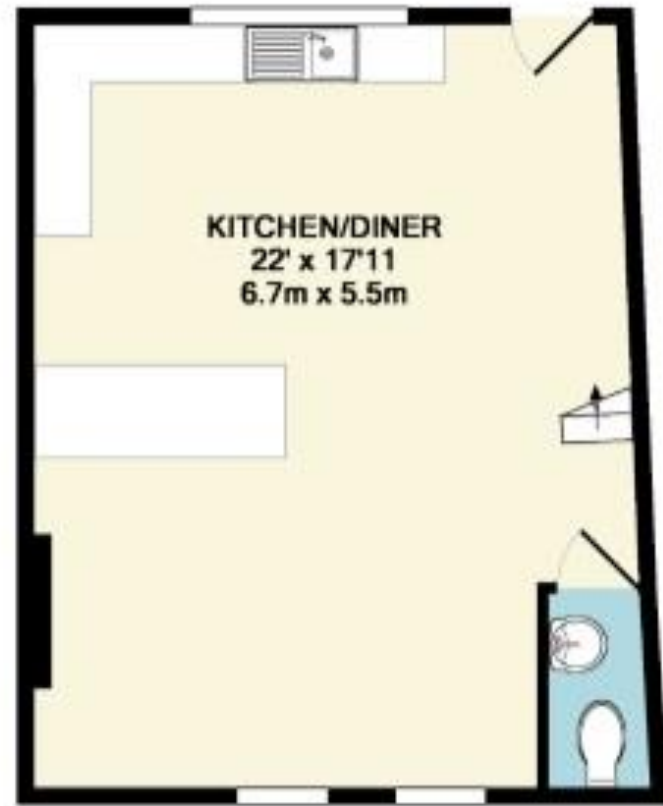
**Bedroom 1:** 16'8 x 11'11" front aspect sash window, period fireplace with painted wooden mantle and cast iron insert and surround and radiator.

**Bedroom 2:** 10'2 x 6'8" side aspect sash window and radiator.

**Outside:** to the front of the property is a low iron fence with a slate and pebble filled flower bed behind. A block brick pathway leads up to brick steps to the entrance door. At the rear is a stone terrace area with room for a table and chairs with a walled perimeter and a cast iron gate







LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)




GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)




1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1175 SQ.FT. (109.2 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		48
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		





giving a pathway access to Holden Road. A brick storage space completes the garden.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£1,992) / EPC: E (47)



**Area Information:** Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Common, situated towards Vale Road's end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Vale Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys. There is also a luxury coach service, that drops up and collects a short walk from Vale Road, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





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