

8 Bedford Road, Southborough





8 Bedford Road, Southborough, Tunbridge Wells TN4 0HJ

Stylish Exceptionally Renovated 3-Bedroom Family Home

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms
- Stunning kitchen/dining room with snug
 - Separate utility/shower room
 - Living room
- Family room/home office
 - Modern bathroom
 - Off street parking
 - Rear garden
- Close to popular schools



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This home has been cleverly extended and modernised by the current owners to create a bright, stylish family friendly house that certainly delivers the wow factor.

A pretty period exterior of red brick, painted render and canopied porch is set back from the road by a low brick wall with a smart off-street parking space to the side.

The front door opens into a welcoming hallway with a large utility room with a useful shower cubicle and cloakroom facilities straight ahead.

Returning to the hallway, the cosy living room on the left is dappled with light from its front aspect window whilst a feature fireplace with wood burning stove adds character and charm to this pretty room.

Towards the rear is the fantastic kitchen/dining room with snug which delivers exceptional cooking, dining and entertaining space. It is beautifully finished with sun streaming in through an abundance of windows making patterns of light on its warm wooden effect flooring. A rear wall of bi fold doors and side French windows extend the living space into the garden in the warmer months letting you watch the children safely play as you prepare dinner.

A family room in the lower ground floor doubles as a home office and even a bedroom for visiting guests.

Climbing the stairs to the first floor split landing there are three bedrooms which all have large windows bringing in lots of natural light and all with graceful proportions that give a very tranquil feeling.

The family bathroom is on the right with its modern white suite, shower over bath and heated towel rail to complete the luxury feel. A deep storage cupboard with heated bar keeps towels and laundry lovely and warm.

Outside to the rear is an enclosed garden with an area of artificial grass for the kids to play happily on and paved terracing, perfect for relaxing in the summer months. It also benefits from front street access and a wooden shed with plenty of space for storage.

Bedford Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links.

This property couldn't feel more homely, its thoughtfully designed and stylish interior have sympathetically transformed a Victorian property into a sophisticated family home. A must see!





Covered pitched canopy entrance porch to entrance door, which opens to:

Entrance Hall which has a side aspect double glazed window, wooden effect laminate flooring, radiator and doors to:

Utility/Shower Room: side aspect opaque double glazed window, tiled flooring, sink with drainer and mixer tap, base level cupboard, space and plumbing for washing machine and tumble dryer, wooden work top, corner shower cubicle with rainwater shower head and hand held shower attachment, low level WC, wall mounted combination boiler, part tiled walls and heated towel rail.

Living Room: 11'7 x 11'7 front aspect double glazed window, wooden effect laminate flooring, alcove mid height cupboards with wall shelving over, fireplace with tiled hearth, painted wooden mantle and wood burning stove and radiator.

Kitchen/Dining Room: 27'6 x 17'7 rear aspect bi-fold doors onto terrace, side aspect French doors, wooden effect laminate flooring, space for large range oven, integral extractor fan, 2 bowl ceramic sink with mixer tap and filter water option, space for fridge/freezer, space for dishwasher, tiled splash back and radiators. The kitchen has plenty of wooden worktop space, a good selection of eye and base level units and room for an island with breakfast bar with space for two stools and open shelving.

Snug: 7'3 x 6 rear aspect double glazed picture window, Velux ceiling window and radiator.

Door to area with space for coats and shoes and stairs down to:

Family Room/Home Office: 14'4 x 11'7 front aspect double glazed window, wooden effect laminate flooring, fitted alcove cupboards and wall shelving and radiator.

Stairs up to first floor split landing with storage cupboard with shelving for linen, ceiling loft access hatch and doors to:

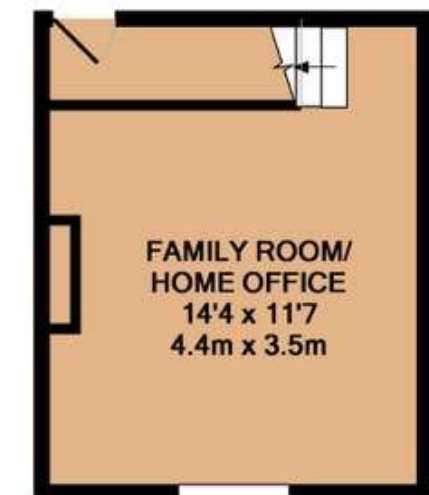
Bedroom 1: 11'7 x 11'7 front aspect double glazed window with views of the street, period fireplace with painted wooden mantle and radiator.

Bedroom 3: 12'2 x 8 front aspect double glazed window overlooking the street and radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed shower bath with rainwater shower head and hand held shower attachment, pedestal wash hand basin, part tiled walls, low level WC, tiled flooring, heated towel rail and radiator and deep storage cupboard with heated rail and hanging rail.

Bedroom 2: 12'1 x 9 rear aspect double glazed window with views of the garden and radiator.







GROUND FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.3 SQ.M.)

BASEMENT LEVEL
APPROX. FLOOR
AREA 166 SQ.FT.
(15.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1231 SQ.FT. (114.4 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Outside: To the front of the property is a low brick wall with paved area and decorative pebbles behind, low hedge perimeter to the left and brick wall perimeter to the right. A hard surface off street parking space sits in front of the porch to the right and a wooden gate to the side gives rear garden access. To the rear is an enclosed garden with a raised area of artificial lawn with a paved terrace area to the rear and side of the house. At the rear is a wooden shed with close boarded fencings at all perimeters with mature plants, shrubs and flowers in front.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,534.41) / EPC: C (70)

Area Information: Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. The Ridgeway playing fields a short walk from Bedford Road also provide green open space for kids and pets and it has an active football club that plays there most weekends. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Bedford Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, 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 only 2.5 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



