

65 Meadow Road, Southborough







# 65 Meadow Road, Southborough TN4 0HN

*Pretty Period 3-Bedroom Family Home*

## **Accommodation Summary**

- Semi-detached house
  - Period details
  - 3 bedrooms
  - 2 reception rooms
- Kitchen/breakfast room
- Modern bathroom
- Courtyard garden
  - Cellar
  - Loft
- Development potential



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A handsome red brick exterior leads you up to its traditionally tiled step and a pretty patterned part glazed entrance door.

First on your right is the elegant living room at the front of the house. It is a cosy retreat with its sash window bringing in lots of natural light while the gas effect fire offers warmth in the colder months.

Next door, the dining room, large enough to double as a home office, is a welcoming space with an opening in the chimney breast and a fitted dresser style alcove cabinet adding character and style.

Conveniently placed behind is the kitchen which is bright and cheerful with light oak wooden effect units and ample counter top space. For family and entertaining, there is plenty of space for a table and chairs and a large window above the sink brings views of the garden in enabling you to watch the kids play as you wash up.

Stairs lead you down to a versatile and useful cellar that provides plenty of storage space but could easily be adapted into a separate utility room, children's playroom or a home office depending on your needs.

Climbing the stairs to the first floor there are three bedrooms all flooded with light with the master bedroom stretching the width of the house. The smart bathroom completes the floor with a panel enclosed bath and window bringing in natural light.

The garden is a charming space with a pretty paved terrace dotted with beds of blooming flowers and a wonderful decked area with a raised pond at the rear providing plenty of space for alfresco dining.

This fabulous period home offers flexible living space whilst providing tranquil privacy in a central location. It also offers development opportunities with the added potential of being able to extend further into the loft and cellar.

It is also a short walk from local shops, sought after schools and excellent transport links. A must see!







Brick arched porch with tiled step, opaque patterned part glazed entrance door and glazed top light panel above, which opens to:

Entrance hall with radiator and doors into:

**Living Room:** 12`4 x 11`9` front aspect window with views of the street, fireplace with gas effect fire with wooden mantle and tiled surround and hearth, wall shelving, low level storage unit housing the fuse box and radiator.

**Dining Room:** 12`10 x 11`9` rear aspect double glazed window overlooking the garden, opening in chimney breast with tiled hearth, fitted alcove dresser style cupboard with shelving above, wooden effect laminate flooring, radiator and door into.

**Kitchen/Breakfast Room:** 11`8 x 10`2` rear and side aspect double glazed windows overlooking the garden with part-glazed door giving access out into the garden, space for oven with extractor fan above, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, stainless steel sink with drainer and mixer tap over, tile effect laminate flooring, part tiled walls and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units, some glazed, with a wall hung boiler and door down to:

**Cellar:** 14`8 x 13` with rear aspect double glazed window with lightwell above and radiator.

Stairs up to first floor landing with opaque glazed loft access hatch with drop down ladder and doors to:

**Bedroom 1/Master Bedroom:** 14`8 x 12`3` front aspect window with views of the street, heated airing cupboard with shelving for linen and cupboard over, wooden effect laminate flooring and radiator.

**Bedroom 2:** 12`10 x 8`10` rear aspect double glazed window with views of the rear garden, period fireplace with wooden mantle and cast-iron insert, fitted wall shelving and radiator.

**Bathroom:** rear aspect opaque window, panel enclosed bath with mixer tap and hand-held shower attachment, pedestal wash basin with mixer tap over, low level WC, part tiled walls, cork effect tiled flooring and radiator.

**Bedroom 3:** 10`2 x 8`10` rear aspect double glazed window overlooking the rear garden, wooden effect laminate flooring and radiator.

**Loft:** there is a large boarded loft space with a rear aspect ceiling Velux window.





GROUND FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)



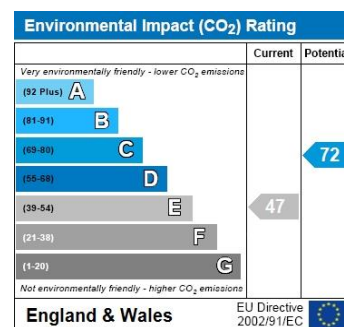
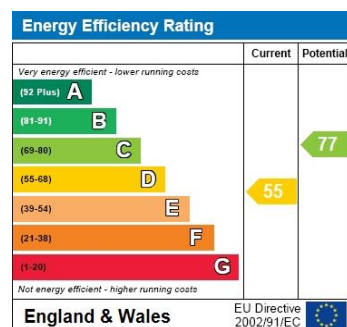
1ST FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.3 SQ.M.)



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 190 SQ.FT.  
(17.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.1 SQ.M.)







**Outside:** To the front of the property is a low-level brick wall with well stocked flower bed behind with two low level wooden gates to each side, one leading to a block brick pathway to the entrance door and the other to a further higher wooden fence giving access to the rear garden. To the rear is a courtyard garden with side bin storage, a wooden shed at the rear and a raised pond. There is high close boarded fencing at each perimeter and a stone terrace area with a raised decked area behind with a mix of raised wooden and brick enclosed flower beds with flowers, plants and shrubs on both levels.

**General:**

Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band C (1,449.00)  
EPC: D (55)

**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 north 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. Meadow 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, 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 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 35 minute journeys.





