

Flat 3, 9 Argyle Road, Southborough





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Elegant Spacious 3-Bedroom Apartment in Victorian Conversion

Accommodation Summary

- Apartment within detached Victorian house
 - Stunning décor and fittings throughout
 - 3 double bedrooms, 1 en-suite
 - Master bedroom with en-suite bathroom
 - Family bathroom
- Elegant reception room with stunning views
 - Stylish bespoke kitchen
 - Pretty rear garden
- Garage and off road parking for two cars
- Sought after village location with open countryside views



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This stylish apartment spans the entire second floor of an impressive detached Victorian conversion which itself is set back from the quiet road by an attractive front garden.

With breathtaking open countryside views to the rear and within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home sits on one of the village's most sought after roads.

The apartment's private front door opens into a graceful entrance hallway whose elegant décor and generous proportions give a nod to the building's Victorian heritage and features.

The magnificent master bedroom suite on the left has a handsome bay window allowing you to lie in bed delighting in the spectacular unspoilt far reaching views over the weald, woodland and fields beyond. A contemporary, modern en-suite adds to the feeling of luxury that the room certainly delivers on.

Past a second immaculate family bathroom is the living room with its elegant period detailing, feature fireplace and bay window with countryside views to take your breath away. There is ample room for deep sofas and a dining table and chairs, making it the perfect space to relax and entertain in.



Next door the kitchen is beautifully finished and fully equipped as you would expect from a home of this quality. Light bounces off the tile effect flooring while the dark wooden cabinetry contrasts beautifully with the white work tops that wrap around the room housing integrated appliances. The arched window above the sink enables you to wash up under the stars and there is also plenty of space for a dining table and chairs.

Two further generously sized bedrooms both with large windows complete the apartment.

The garden at the rear has been well thought out with a raised decked area letting you and your guests enjoy the pleasures of the countryside views and tranquility the home enjoys. Stone steps lead you down to an area of lawn that is afforded great privacy by the raised well stocked flower bed that stretches across the top.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first class schools, it is the perfect home for families with professional needs.

It really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!



Entrance door, which opens to:

Communal reception hall, with stairs to the second floor landing with front aspect window, over stairs storage cupboard, deep storage cupboard with electricity to house an appliance, leading to the flat's own opaque glazed front door opening into:

Entrance hall: 21'8 x 8'6` with opaque glazed front aspect window, ceiling access hatch to part boarded loft with drop down ladder, radiator and doors opening to:

Bedroom 1/Master Bedroom: 17'9 x 13'1` rear aspect double glazed bay window with open countryside views, fitted double wardrobe with mirrored sliding doors and internal hanging rails and shelving, radiator and door to:

En-suite: 8'6 x 7'3` rear aspect double glazed window, L shaped panel enclosed bath with wall mounted rainwater shower fitting and mixer tap over, glass shower bath screen, pedestal wash basin with mixer tap over, low level WC, part tiled walls, tiled flooring with underfloor heating, heated towel rail and high level internal window.

Family Bathroom: 8'6 x 6'7` high level internal window, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash basin with mixer tap over, low level WC, tiled flooring with underfloor heating and heated towel rail.

Living Room: 18'4 x 18'1` side aspect double glazed bay window, feature fireplace with cast iron basket insert, granite hearth and painted mantle and radiators. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

Kitchen/Breakfast Room: 15'1 x 12'10` side and front aspect double glazed windows, one arched and above the inset sink bowl with mixer tap with pull out spray over, integrated dishwasher, integrated double oven, space for a fridge/freezer, tiled effect laminate flooring, 4 ring gas hob with stainless steel extractor fan above and radiator. The kitchen has plenty of white worktop space and a good selection of wooden eye and base level units. There is plenty of room for a table and chairs and a deep utility cupboard with electricity and plumbing for appliances and providing housing for the wall hung boiler.

Bedroom 2: 13'1 x 13'1` front aspect double glazed window and radiator.

Bedroom 3: 11'2 x 9'10` front aspect double glazed window and radiator.

Outside: The house is set back from the road by a flower bed with a wooden encased bin storage area to the left of the communal hard surface pathway that leads upward to the communal entrance door and to the side for access to the rear garden. There are flower beds to the side of the pathway that leads you down to a raised decked area that





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	64	76
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 1252 SQ.FT. (116.3 SQ.M.)
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you can sit on to admire the open countryside views behind. With stocked flower beds to the side, stone steps lead down to an area laid to lawn and enclosed by wooden close board fencing and trellising. There is also a single garage with off road parking for two cars in front.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,630)

EPC: D (65)

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 Argyle 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. Argyle 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 40 minute journeys.



