

# The Pump House Victoria Road, Southborough







# The Pump House, Victoria Road, Southborough TN4 0LX

*Beautifully Unique 2/3 Bedroom House in Glorious Woodland Setting*

## Accommodation Summary

- Detached house dating back to the 19<sup>th</sup>-century
  - Unique period features
  - 2 double bedrooms
- Study area/3rd bedroom potential
  - Spacious sitting room
  - Kitchen/dining room
- Bathroom and separate wet room
  - Utility room
  - Separate home office
- Off street parking for 5 cars and garage
- Beautiful gardens extending to 2/3 of an acre
  - Good access to transport links



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A thoughtfully converted Victorian Pump House located in a woodland setting with grounds extending to two thirds of an acre (approx), situated in a semi-rural area whilst still only a short distance from local shops, sought after schools and excellent transport links into London.

With a rich local history, The Pump House began its life in 1885 as a fresh water pumping station, its opening so special that the day was declared a public holiday in Southborough.

Today as a private residence its past is still beautifully evoked by its impressive spring fed reservoir, handsome arched windows, exposed beams and red brick exterior.

This is a home that has been sympathetically extended and modernised by the current owners over the last 16 years and whose attention to detail has ensured stunning décor and fittings of a high standard throughout.

A driveway with parking for up to 5 cars fronts the house with access through wooden gates to the detached brick garage and purpose built home office.

The part opaque glazed entrance door opens into a welcoming hallway with plenty of storage, opposite a door leads into the utility room with a useful wet room and WC beyond.

First on your left is the large elegant sitting room with its double aspect windows on both exterior walls, creating lots of natural light. The room also has a beamed ceiling, cast iron radiators, and features a gas-fired stove.

Through a part glazed door to the rear is the stunning kitchen/dining room with polished granite work tops and cream eye and base level units, smoothly curving at the ends and contrasting beautifully with the warm wooden effect flooring. A large window above the butler sink brings views of the lush green garden in, whilst a part glazed door takes you out onto the enclosed decked terrace overlooking the reservoir, perfect for entertaining friends and family during the summer months. The kitchen includes AEG integrated appliances and there is plenty of space for both dining and living.

Climbing the stairs to the first floor there are two large open recesses with exposed beams, one set up as a study area which is very capable of becoming a 3rd bedroom.

There are two double bedrooms flooded with light from numerous windows and both featuring bespoke circular windows offering views over the garden, as well as exposed beams and fitted eaves wardrobes providing plenty storage space.

The smart bathroom completes the floor with a panel enclosed bath, period detailed sanitary ware, exposed beam and windows bringing in natural light.

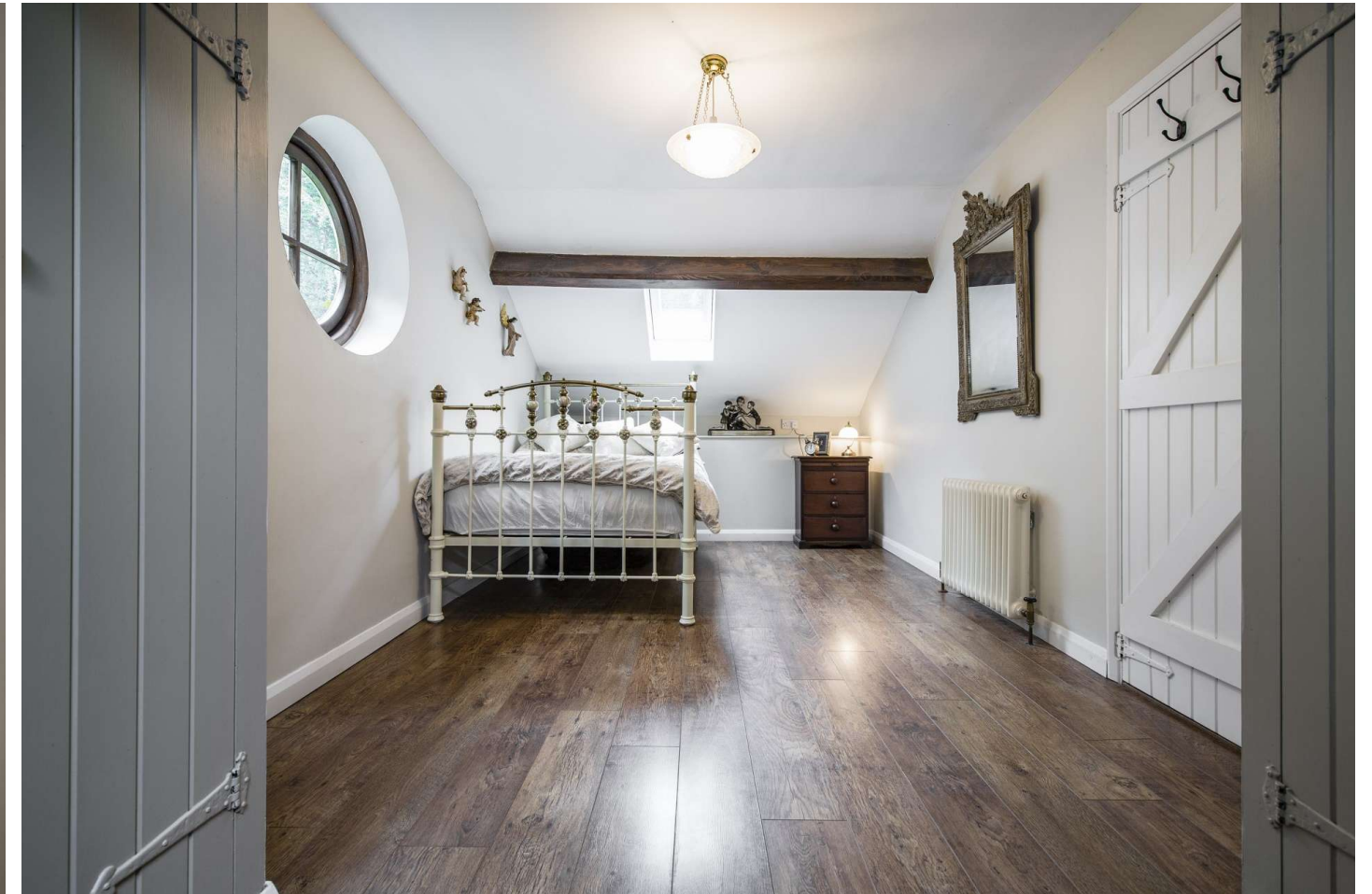
Outside, the garden is an impressive feature. Beautiful green trees frame the property, which also benefits from two areas of lawn and a Victorian reservoir. A rich variety of plants and flowers are dotted amongst the formal and informal parts of the grounds, with decking and a charming patio area for alfresco dining. In addition, there is a stream running through the garden adding immense character.

A detached brick garage and home office provides practical working space for use throughout the year.

This home really does offer a luxury lifestyle that you could move straight in to and enjoy whilst the design, light and space of this immaculate home complement its unique period history. A must see!







**Part opaque glazed entrance door, which opens to:**

**Entrance hall which has a front aspect opaque window, under stairs storage cupboard, full height storage cupboard, cast iron radiator, beamed ceiling, tiled flooring, mid wall height panelling and doors to:**

**Utility Room:** 10' 7 x 9' 1 side aspect part opaque glazed door into garden, under counter space and plumbing for washing machine and tumble dryer, base level curved open shelving, eye level units one housing the boiler, wooden work top, space for coats and shoes, tiled flooring, radiator and door into:

**Wet Room:** tiled walls and flooring, rainwater shower head with hand held shower attachment, wall hung wash hand basin, low level WC and traditional heated towel rail radiator.

**Sitting Room:** 20' 8 x 17' 7 front and side aspect windows, beamed ceiling, open fireplace with slate hearth and gas-fired stove, wooden effect laminate flooring, cast iron radiators and part glazed door opening to:

**Kitchen/Dining Room:** 20' 6 x 10' 9 side and rear aspect double glazed period style windows, wooden effect laminate flooring, beamed ceiling, cast iron radiator, butler sink with mixer tap over, integrated AEG electric oven with 4 ring gas hob over and extractor hood above, integrated AEG fridge and freezer and AEG integrated dishwasher. The kitchen has plenty of polished granite worktop space, a good selection of cream eye and base

level units with curved ends and a part glazed door onto the decked terrace.

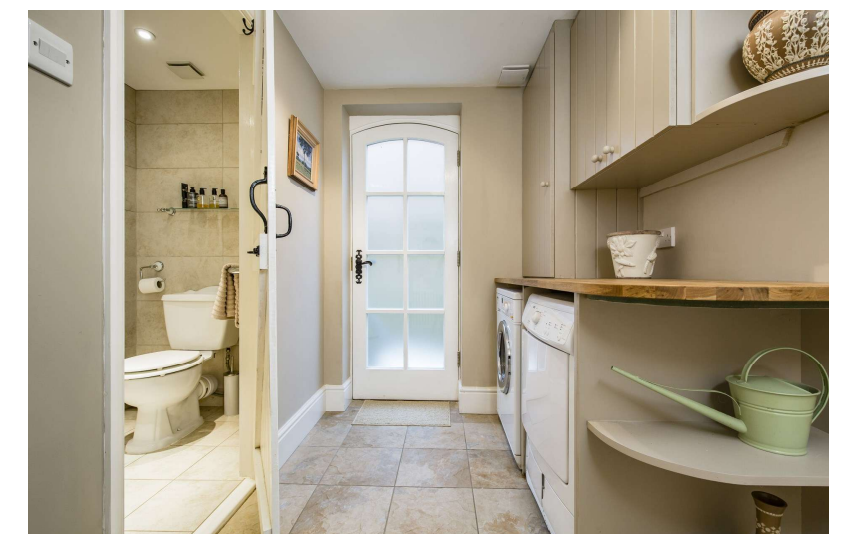
**Stairs up to first floor landing with wooden effect laminate flooring, exposed ceiling beams, ceiling loft access hatch, front aspect Velux window with integrated blind, over stairs storage cupboard and opening to:**

**Study/Bedroom 3 Potential:** 8' 2 x 6' 11 wooden effect laminate flooring, exposed ceiling beam and front aspect Velux window with integrated blind.

**Master Bedroom:** 20' 6 x 16' 4 side aspect Velux windows with integrated blinds, rear aspect bespoke circular window, wooden effect laminate flooring, exposed ceiling beam, fitted eaves wardrobes on both sides with hanging rails and shelving and two radiators.

**Bedroom 2:** 18' 4 x 9' 2 rear and front aspect Velux windows with integrated blinds, side aspect bespoke circular window, exposed ceiling beams, wooden effect laminate flooring, fitted open shelving, fitted eaves wardrobes on both sides with hanging rails and shelving and radiator.

**Bathroom:** side aspect opaque patterned window, rear aspect Velux window, panel enclosed bath with hand held shower attachment, pedestal wash hand basin with period cast iron side effects, mid wall height panelling, low level period WC with Victorian wooden seat and period cast iron side effects, tiled flooring, two eaves storage cupboards with shelving and traditional heated towel rail radiator.



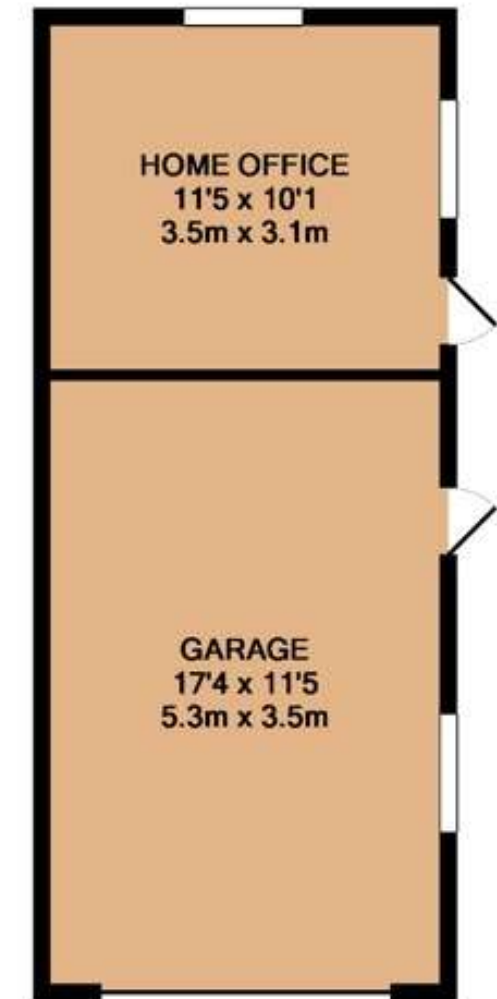




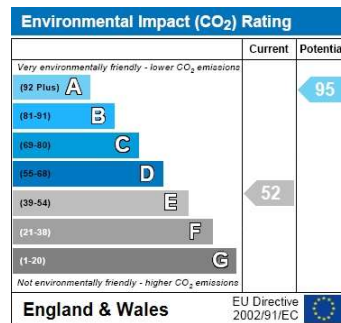
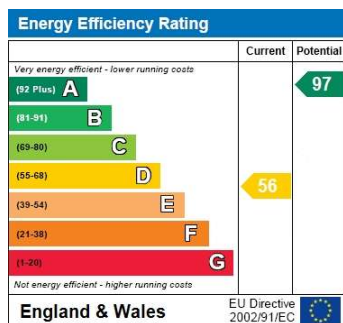
GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



TOTAL APPROX. FLOOR AREA 1595 SQ.FT. (148.2 SQ.M.)  
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**Outside:** To the front of the property is a hard surface driveway with parking for up to 5 cars enclosed by iron railings with yew hedging and double wooden entrance gates, with perimeter hedging to the side and a variety of shrubs and plants. A further set of double wooden gates to the side give access to the garage and a gravelled pathway leading to the gardens. To the rear is a decked terrace enclosed by railings and overlooking the brick enclosed spring-fed reservoir with waterfall feature, a gravelled terrace to the side with close boarded perimeter fencing and a variety of plants winding to a pretty bridge over the stream to the garage and home office and woodland behind. There is an area of lawn to the rear of the reservoir bordered by trees and hedging and the garden is enclosed by feature trees, plants and shrubs with the grounds extending to approximately two thirds of an acre.

**Garage:** 17'4 x 11'5 with front aspect double wooden doors and side aspect window and door, electricity and lighting.

**Home Office:** 11'5 x 10'1 with side and rear aspect windows and side aspect door, lighting, electricity and high-speed broadband.

**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 close to The Pump House, is a conservation area where cricket has been played for more than 200 years. If you're a jogger, dog owner or walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space, in addition the Pump House is well situated for easy access to surrounding villages such as Bidborough, Speldhurst and Penshurst. 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. The Pump House is also within the catchment areas for the 5 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline stations to Southborough are Tonbridge and High Brooms approx 8 minutes' drive away, with fast and frequent train services to London Charing Cross and Canon Street. The journey from Tonbridge to London Bridge in as little as 40 minutes. There is also a mainline station at Tunbridge Wells approx 10 minutes' drive away.





