

# 3 Glenmore Place, Southborough Common









# 3 Glenmore Place, Southborough TN4 0RY

*Substantial Period 4-Bedroom Family Home in Stunning Location*

## **Accommodation Summary**

- End of terrace Victorian house
  - 4 bedrooms
  - Library
  - Drawing room
  - Dining room
- Kitchen/breakfast room
  - Cellar
- Family bathroom
- Courtyard garden
- Original period features



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This beautiful wisteria clad home oozes Victorian charm and period architectural detailing whilst delivering a family friendly style of living.

Nestled quietly in its woodland surroundings, it enjoys the best of both worlds with local shops, excellent transport links and first-class schools on its doorstep.

The house enjoys open views of Southborough Common opposite which is a peaceful area of outstanding natural beauty. The woodland beyond has a labyrinth of footpaths twisting and winding up behind the Church and village cricket green to the side.

The home's striking exterior and traditional Victorian tiled path entices you in. The part glazed entrance door dapples light onto the hallway's wooden flooring.

First on your left is the library. It is spacious with a large sash window, with original pull up boxed shutters, flooding the room with sunshine. A handsome fireplace, high ceiling and decorative period features makes this a welcoming and graceful room.

Along the hallway and behind is the elegant dining room with a large sash window and period fireplace providing an inviting dining experience.

At the far end is the charming kitchen/breakfast room which enjoys views over the pretty courtyard garden while offering cream painted cabinets topped with warm wooden work tops. There is plenty of room for appliances and a small table and chairs for your morning coffee.

There is a good-sized cellar, which has been recently tanked, providing useful storage space or alternatively, it could be used as a utility or home office.

Climbing the carpeted stairs to the first floor, an elegant drawing room to the front spreads graciously across the width of the house. It enjoys leafy common views from its windows which bathe the room in light. A spectacular marble fireplace adds character and warmth to the room in the colder months.

Next door, the beautiful master bedroom's high ceiling, period fireplace and floral décor makes it a very romantic space.

A wide landing, bathroom with a freestanding roll top bath and corner shower cubicle and a separate additional cloakroom complete the floor.

Up a further flight of stairs to the second floor, there are three bedrooms, two of which are generous doubles and all with large windows offering spectacular views.

This handsome period home is screened from the common by traditional iron railings and a lawned front garden with pretty planting. The rear courtyard garden, with its attractive paving, raised stocked flower beds and water feature with fountain, gives a pretty country garden feel.

This perfect family home in a sought-after location in the catchment area for all the first-class schools, with additional development potential is a must see!

**Covered entrance storm porch to part glazed entrance door with glazed top light panel above, which opens to:**

**Entrance hallway:** wooden flooring, radiator in wooden decorative, radiator in painted wooden decorative cover and doors opening into:







**Library:** 13`8 x 12`10 front aspect sash window with original boxed shutters overlooking the common, cast iron insert fireplace with original tiled hearth and painted wooden mantle, alcove mid height fitted cupboards, fitted alcove shelving and radiator in painted wooden decorative cover.

**Dining Room:** 11`11 x 12`10 rear aspect sash window overlooking the courtyard garden, fireplace with original tiled hearth and painted wooden mantle and coal effect gas fire insert and radiator in painted wooden decorative cover.

**Kitchen/Breakfast Room:** 11`6 x 10`11 side aspect window with secondary glazing, rear aspect window and part glazed French doors at the rear giving access to the courtyard garden. The kitchen boasts cream painted wooden cabinetry, part glazed, providing plenty of storage and marble effect countertop surfaces. There is a sink with drainer and mixer tap over placed underneath the rear window, space for oven, extractor hood, space and plumbing for a dishwasher, space for a fridge/freezer, space and plumbing for a washing machine, Amtico wooden effect flooring and radiator.

**Stairs down to:**

**Cellar:** 16`4 x 12`10 recently tanked with light and electricity for utility machines and storage.

**Stairs up to first floor landing with rear access window, radiator, airing cupboard with shelf and hang rail and doors opening into:**



**Drawing Room:** 18`1 x 13`9 front aspect sash windows, marble fireplace with original tiled hearth and surround and cast iron insert, wooden flooring and radiator.

**Bedroom 1/Master Bedroom:** 11`11 x 11`11 rear aspect sash window, fireplace with painted wooden mantle and cast iron insert and radiator.

**Cloakroom:** side aspect window, raised cistern WC, loft access ceiling hatch and wooden flooring.

**Bathroom:** rear aspect sash window, walk in corner shower enclosure with wall mounted shower attachment, pedestal wash basin, heated towel rail, painted wooden part mid height wooden wall panelling and freestanding roll top bath with hand held shower attachment and mixer tap.

**Stairs up to 2nd floor landing with rear aspect window, ceiling loft access hatch and doors opening into:**

**Bedroom 2:** 11`11 x 13`9 front aspect sash window and radiator.

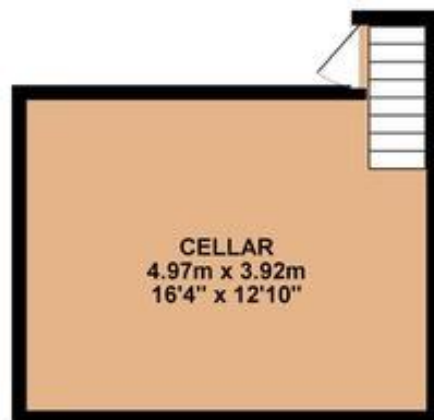
**Bedroom 3:** 11`11 x 11`11 rear aspect sash window, vanity unit with cupboard under and wash hand basin over and radiator.

**Bedroom 4:** 6`2 x 9`10 front aspect sash window and radiator.





BASEMENT FLOOR 20.28 sq. m.  
( 218.32 sq. ft. )



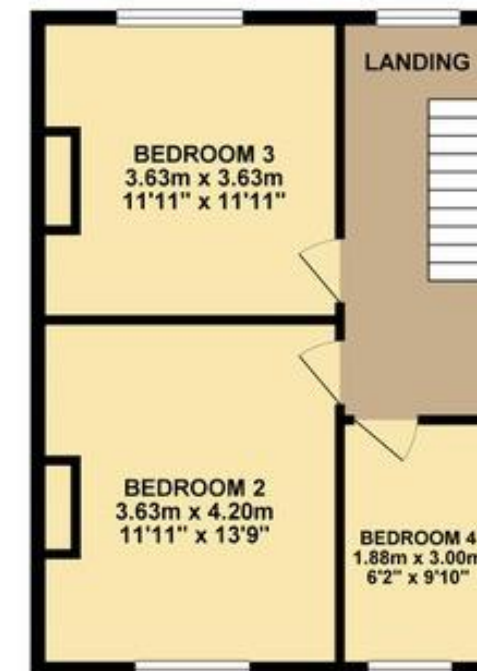
GROUND FLOOR 52.76 sq. m.  
( 567.96 sq. ft. )



1ST FLOOR 54.77 sq. m.  
( 589.57 sq. ft. )

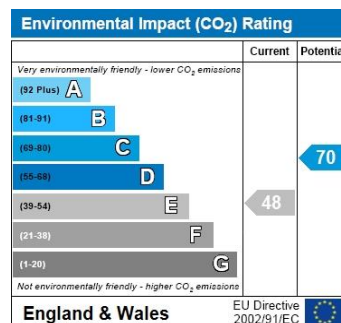
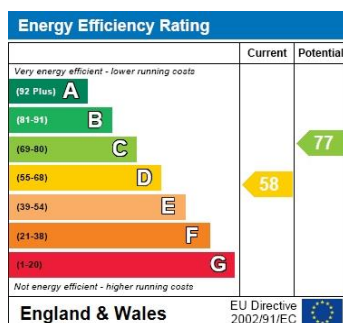


2ND FLOOR 43.11 sq. m.  
( 464.05 sq. ft. )



TOTAL FLOOR AREA : 170.93 sq. m. ( 1839.89 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Outside:** the house is set back from the common beyond a wrought iron fence and gate with an area of lawn, block brick paving and stocked flower beds behind. A traditional tiled front path leads to an open arched storm porch. The rear east facing paved courtyard garden is accessed via a wooden gate to the side and via the kitchen. A rear wooden gate provides street access for bins. There is a walled perimeter to the rear and right-hand side and a close boarded fence to the right perimeter. Raised brick flower beds are stocked with a variety of plants and flowers and there is a small water feature with fountain. There is space for a variety of flowering pots which would give a pretty country garden feel. The space is a beautiful outdoor sanctuary which is quite private affording a secluded seating area, perfect for alfresco dining.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00) / EPC: D (58)

**Area Information:** Southborough Common 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. Like the house, Southborough Common opposite the house, is in 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. Holden 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.





