

4 The Old School, Church Road, Southborough





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Simply Stunning 2-Bedroom Victorian School Conversion

Accommodation Summary

- Semi-detached house
- Victorian school conversion
 - 2 bedrooms
- Kitchen/Living/Dining Room
 - Bathroom
- Communal courtyard garden
 - Period features
- Underfloor heating throughout
- Allocated off street parking and guest parking
 - Enchanted woodland setting



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Nestled quietly in its woodland surroundings, this home 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 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, which can be seen from the living room's full height window.

The home's striking stone exterior, high pitched roofs and mullioned windows entice you in, along a shared paved pathway to the home's own entrance door.

The entrance hall is brightened by its tall arched window, its warm wooden flooring linking rooms seamlessly.

To the rear is the bathroom with a shower over the bath and dual aspect windows bringing in lots of natural light.

Next door the main bedroom is a restful retreat with a large window offering leafy views of the church behind.

At the front is the second bedroom which, like the first bedroom, has a fitted wardrobe.

Climbing the stairs to the first floor is the impressive open plan kitchen, living/dining room. A vaulted beamed ceiling adds a touch of glamour to this generous space, with a full height window flooding the room with sunshine and views. The dimensions of the living space cleverly define a dining and seating area with ample space for a deep sofa and a dining table and chairs.

At the far end is the kitchen/breakfast room with charming arched windows adding light and character to the space. Wall and base level cabinets house appliances and contrast beautifully with the darker granite work tops and warm wooden effect flooring.

This unique home enjoys a communal paved courtyard garden with pretty planting and wooden pergolas with climbing plants. A gated driveway houses a large wooden bin and bike storage area and offers an off street parking space for your car and guests too.

This pretty period home in a sought-after location with a popular children's nursery on its doorstep is a must see!

Entrance door, which opens to:

Entrance hallway: wooden effect flooring with underfloor heating, side aspect double glazed tall window, fitted cupboard housing electric meter and consumer unit and doors opening into:



Bedroom 2: 10`6 x 9`10 front aspect double glazed window, underfloor heating and fitted wardrobe with hanging rail and shelving.

Bedroom 1: 9`10 x 9`6 rear aspect double glazed window with views of St Peter`s Church, wooden effect flooring with underfloor heating, fitted double wardrobe with hanging rail and shelf.

Bathroom: rear and side aspect double glazed windows, panel enclosed bath with wall mounted shower attachment, mixer tap and glass shower screen, pedestal wash hand basin with mixer tap, heated towel rail, low level WC, space and plumbing for appliance and wooden effect flooring with underfloor heating.

Stairs up to 1st floor and opening into:

Kitchen/Living/Dining Room: 19`5 x 17`1 rear aspect full height double glazed window, side aspect Velux window, front aspect arched windows, wooden effect flooring with underfloor heating and vaulted beamed ceiling. The kitchen boasts wall and base level cupboards, granite work tops, 1 ¼ stainless steel sink with mixer tap, fitted oven, extractor hood, stainless steel splash back, Baumatic 4 ring hob, fitted dishwasher, under counter fitted fridge and under counter fitted freezer.

Outside: the house is set back from the common beyond a hard surface driveway and a wooden picket fence and gate that opens to a paved pathway winding to the rear and the house`s entrance door. There is a paved communal garden terrace with room for a BBQ and table and chairs for summer entertaining, stocked mature flower beds, wooden pergola with climbing plants, a large wooden covered bin and bike storage area and a remote controlled gated and gravelled off street driveway with an allocated parking space for the house and additional guest parking.

General:

Tenure: Freehold

Service Charge for communal areas: TBC

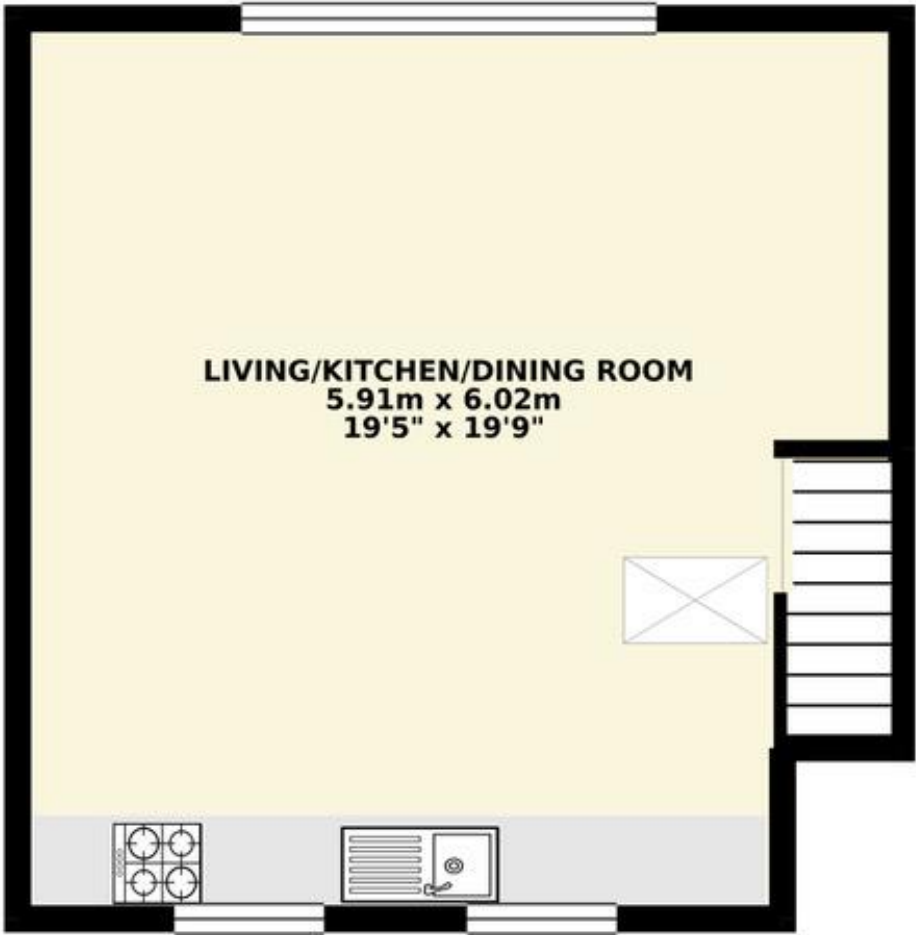
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00)

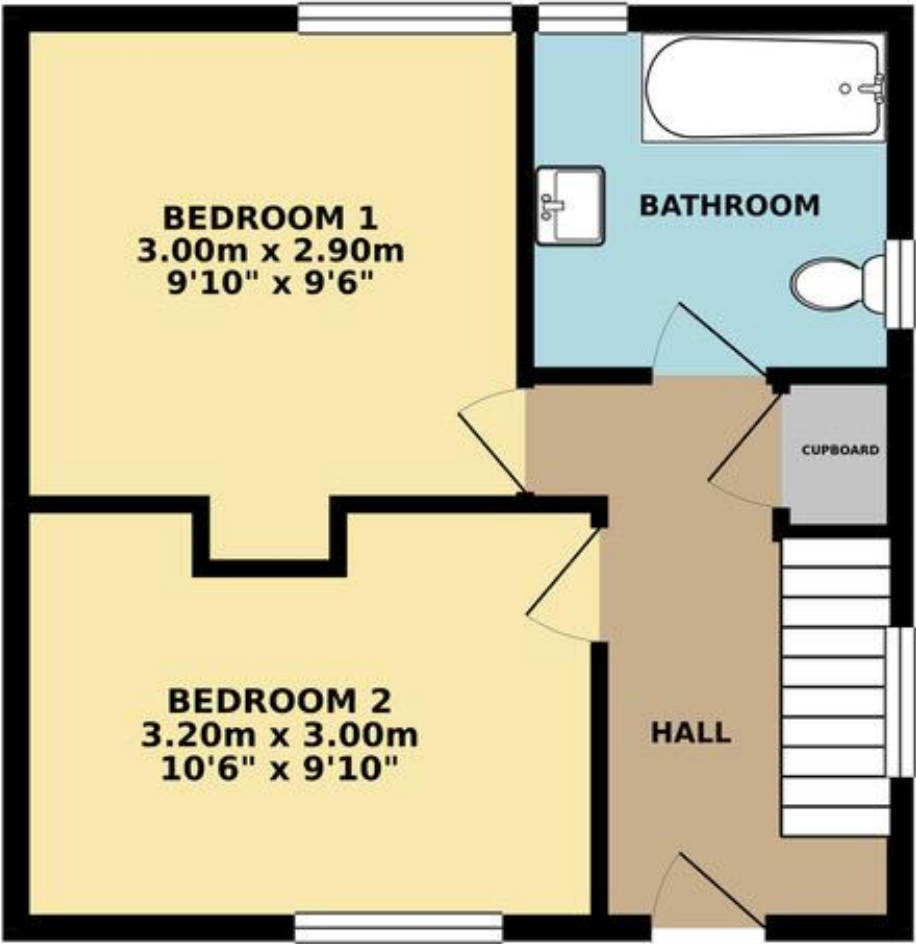
EPC: C (77)



1ST FLOOR 28.7 sq. m.
(308.92 sq. ft.)

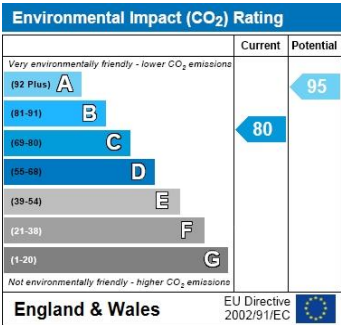
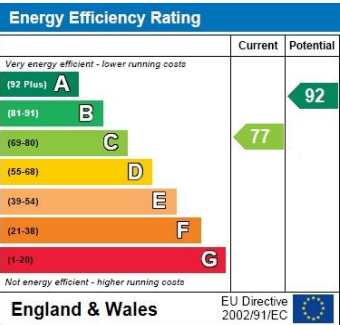


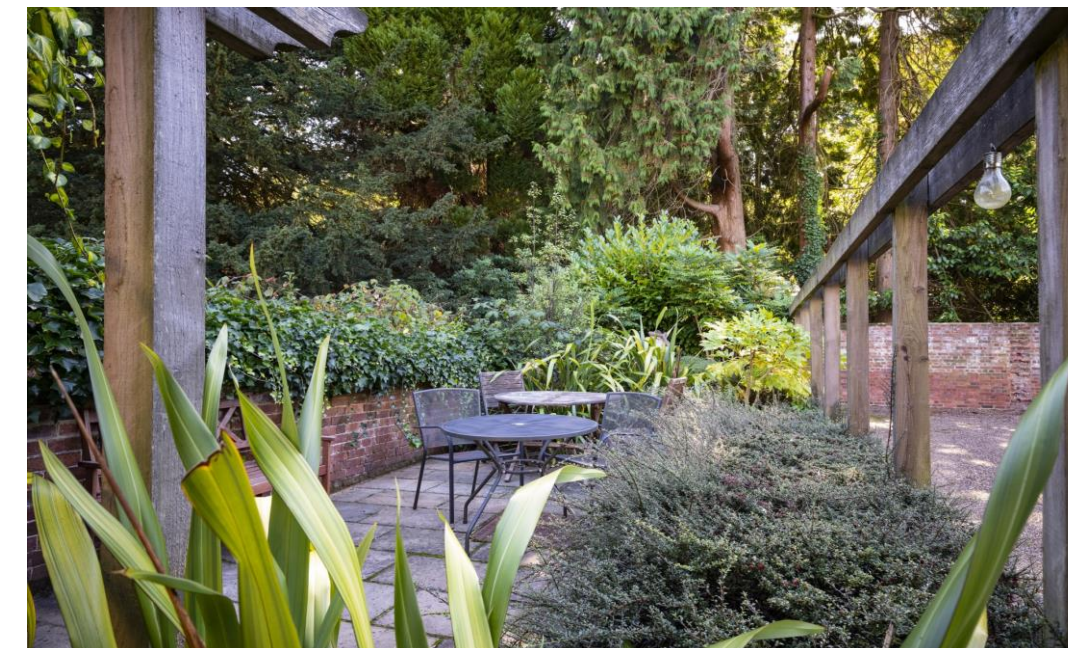
GROUND FLOOR 29.8 sq. m.
(320.76 sq. ft.)



TOTAL FLOOR AREA : 58.50 sq. m. (629.69 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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Area Information: Southborough

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.

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. A popular children's nursery is within touching distance and the house 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.



