

High Weald House, Vauxhall Lane, Southborough





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Spacious Bright 4-Bedroom House With Stunning Countryside Views

Accommodation Summary

- Detached house (2,888 SQ FT)
 - Living room
 - Dining room
 - Family room
 - Study
- Kitchen/breakfast room and utility
 - 4 bedrooms, 1 en-suite
 - Garage and store rooms
- Driveway, off-street parking and gardens
 - No onward chain



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This fabulous family home is set back from the road by a carriage driveway with parking for several cars, a feature pond sitting neatly in the centre.

From its elevated position it enjoys privacy from the nearby road, with its pretty gardens front and back, giving the home picturesque views from every window drawing the outside in.

It is ideally located for families with professional needs as it is a stone's throw from easy access to the M25, fast rail connections to central London and first class schools.

An exterior of red brick and cream render draws you up to a covered entrance door which welcomes you into a wide hallway, doors opening off it at every angle.

The home's substantial and spacious layout is ideal for family life and with three reception rooms and a separate study there is plenty of entertaining space too.

To the right is the large living room which is dual aspect with rear glass doors increasing the sense of light and space. A deep bay window to the front provides an ideal seating area to enjoy the wonderful views. There is plenty of room for large family sofas while a wood burning stove adds character and warmth in the colder months.

Next door is the study and behind is the family room which would be ideal as a playroom for the children, depending on your needs.

Returning to the hallway, past a useful guest cloakroom, the kitchen/breakfast room is to the left. It is a country style kitchen with cream cabinets contrasting beautifully with the warm wooden work tops and flooring and pretty tiles. There is space for a range oven and a table and chairs, and it is conveniently placed next door to the dining room which enjoys garden views as you dine.

There is a separate utility room to the left offering housing for extra appliances, cupboards for storage and a sink ideal for muddy boots or paws. It has access into the integral garage, storerooms and garden to the rear.

Climbing the stairs to the first floor you reach the landing and the family bathroom, with its bath and separate shower cubicle.

There are four double bedrooms, all spacious and bright, and one which is double aspect. The master bedroom enjoys garden views to the rear and spectacular countryside views from the en-suite bathroom.

Outside to the rear is a large lawned garden, perfect for summer entertaining, with high mature stocked borders providing privacy. A paved terrace sits to the rear of the house for alfresco dining.

The garage, store rooms and large loft all provide exciting development opportunities, subject to planning consents.

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. A must see!



Covered entrance door which opens to:

Entrance Hall: with stained glass front aspect window, wooden effect flooring, storage cupboard, radiator and doors opening into:

Cloakroom: side aspect opaque window, low level WC and wash hand basin.

Living Room: 19'2 x 13'11 front aspect double glazed square bay window, fireplace with wood burning stove and tiled hearth, rear aspect glazed sliding doors opening onto the garden, radiators and opening into:

Study: 11'11 x 6'8 front aspect double glazed window and radiator.

Family Room: 15 x 12'4 rear aspect sliding glazed doors opening onto the garden and radiator.

Dining Room: 13 x 10'10 rear aspect double glazed window, serving hatch into kitchen and radiator.

Kitchen/Breakfast Room: 19'2 x 9'5 rear aspect double glazed window, wooden effect flooring, space for large range oven, space and plumbing for dishwasher, sink with mixer tap over and drainer, tiled splash back and radiator. The kitchen has plenty of wooden worktop space and a good selection of cream eye and base level units, part glazed, a deep storage cupboard and a side aspect door opening into:

Utility: 20'1 x 6'10 plenty of space for coats, shoes and muddy boots, space and plumbing for appliances, sink with drainer, storage cupboard, open

recess housing the boiler, side aspect door leading into the integral garage and rear aspect door leading into the garden.

Stairs up to first floor landing with front aspect bay windows, ceiling loft access hatch, airing cupboard, radiator and doors opening into:

Bedroom 1/Master Bedroom: 15 x 12'4 rear aspect double glazed window, radiator and door opening into:

En-suite Bathroom: front aspect bay window, bath, wash hand basin and low level WC.

Bedroom 2: 15'8 x 12 rear aspect double glazed window, fitted wardrobe, wash hand basin and radiator.

Bedroom 3: 12'11 x 12'4 side aspect double glazed bay window, rear aspect double glazed window, fitted cupboard and radiator.

Bedroom 4: 11'7 x 10'11 rear aspect double glazed window and radiator.

Bathroom: front aspect double glazed window, walk in shower cubicle with wall mounted shower attachment, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, wooden effect flooring and radiator.

Outside: The house is approached via a gravelled carriage driveway with parking for several cars with a central wooden sleeper enclosed pond with decorative planting. Hedging fronts the perimeter screening the house from the road with areas of lawn and some planting behind.



GROUND FLOOR

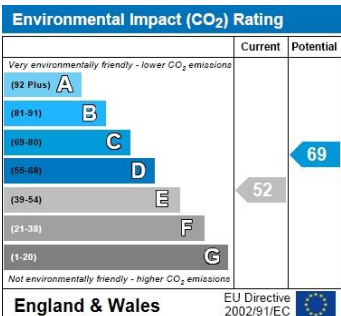
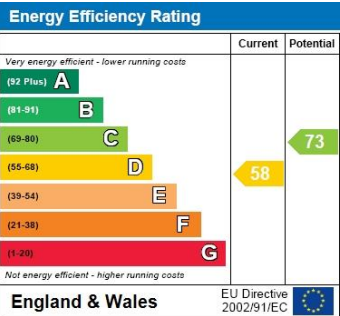


1ST FLOOR



TOTAL FLOOR AREA : 2370sq. ft. (220.2 sq. m.) approx.

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The integral garage sits to the left side of the house with a wooden gate to the right providing rear garden access. At the rear there is a paved terrace at the back of the house and the large garden is laid mainly to lawn with a variety of mature trees, hedging and shrubs edging the lawn and forming the perimeter borders.

Garage: with front access door, rear aspect window and side store rooms.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,008.00)
EPC: D (58)

PLANNING APPROVED There is planning approval for the following:

1. Demolition of existing dwelling and erection of two detached dwellings. Planning application reference No. 18/02910/FULL (www.tunbridgewells.gov.uk)
2. Extensions to the existing detached house and conversion to two semi-detached dwellings. Planning application reference No: 18/01298/FULL (www.tunbridgewells.gov.uk)

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 High Weald House'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. High Weald 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 St Mary's is Tonbridge Station (1.5 miles), with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at High Brooms (2.5 miles) and Tunbridge Wells. Tonbridge Station has two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys. There is also a luxury coach service, that drops up and collects a short walk from the house, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



