

5 The Old School, Southborough Common





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Simply Stunning 2-Bedroom Victorian School Conversion, Designed By Decimus Burton

Accommodation Summary

- Semi-detached house, with no onward chain
 - Victorian school conversion
 - 2 bedrooms, 1 en-suite
 - 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.

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 to the rear.

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

First on your right is the master bedroom which is a restful retreat with an en-suite shower room and its window offering leafy views of the church behind.

Next door is the second bedroom which also has large window.

To the rear is the bathroom with a shower over the bath.

Climbing the stairs to the first floor, past a beautiful arched decorative window, 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 front window with stunning architectural detail flooding the room with sunshine and views. The dimensions of the living space cleverly define a dining and seating area with fitted wooden banquet bench seating for intimate dining experiences.

At the side is the charming kitchen, its eye and base level cabinets housing appliances and contrasting beautifully with the 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, fitted cupboard housing electric meter and consumer unit and doors opening into:

Bedroom 1: 12'4 x 9'6 side aspect window, wooden effect flooring with underfloor heating, fitted cupboard housing the boiler with space for storage, door opening into:

En-suite: wooden effect flooring, low level WC, corner pedestal wash hand basin with mixer tap, corner shower cubicle with jet shower system and shower head and heated towel rail.

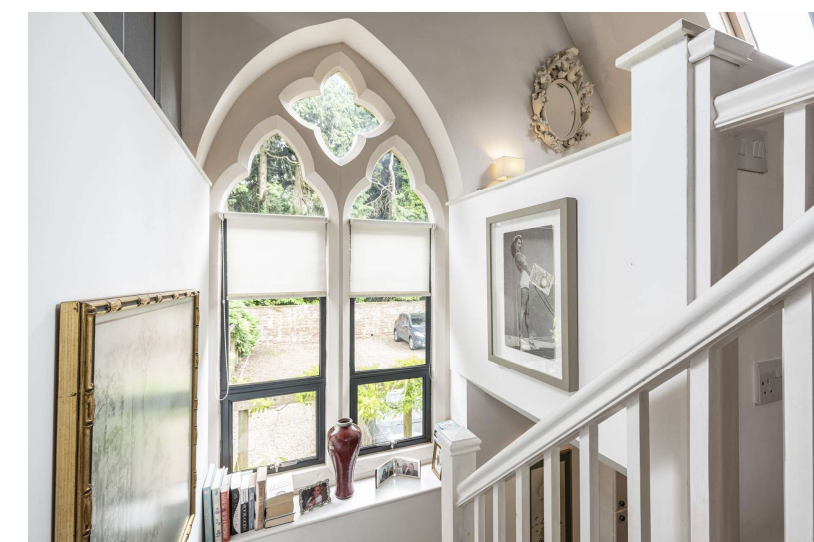
Bedroom 2: side aspect window.

Bathroom: 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 and wooden effect flooring with underfloor heating.

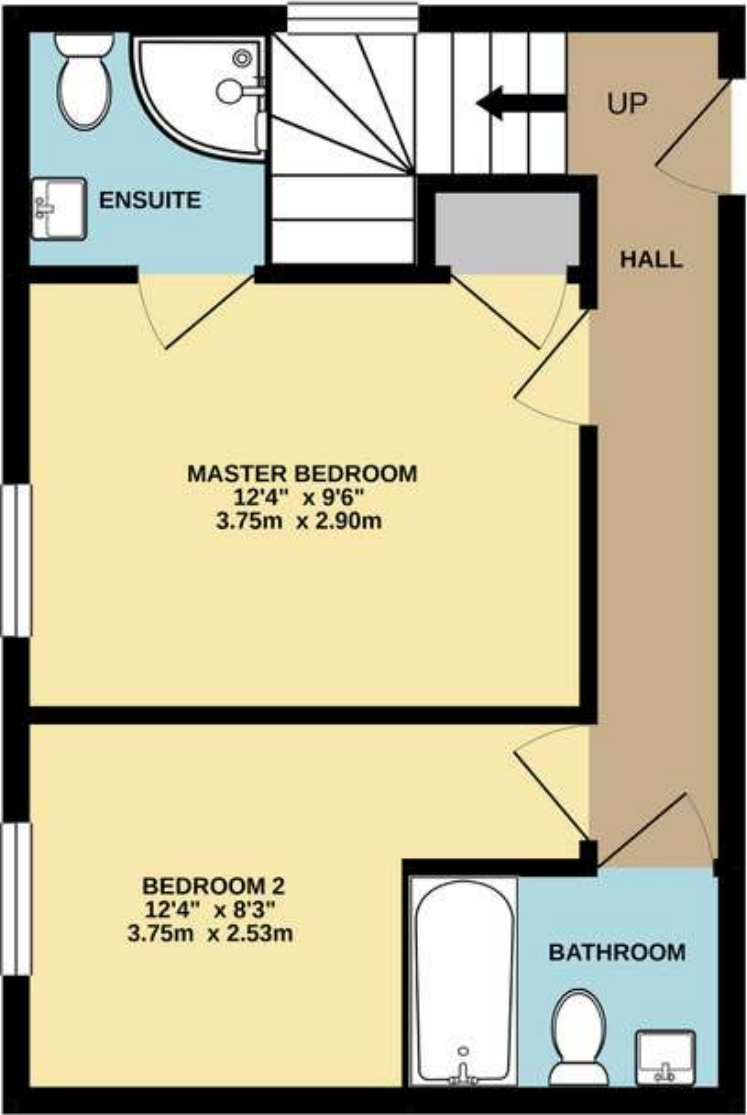
Stairs up to 1st floor with rear aspect window and opening into:

Kitchen/Living/Dining Room: 15'5 x 18'1 rear aspect window with arched decorative windows above, side aspect Velux windows, front aspect window with arched decorative windows above, wooden effect flooring with underfloor heating and vaulted beamed ceiling. The kitchen boasts wall and base level cupboards with plate racks and open shelving, granite work tops, 1 ¼ stainless steel sink with mixer tap and drainer, fitted oven, pull out extractor hood, stainless steel splash back, 4 ring induction hob, space and plumbing for washing machine, under counter fitted fridge and under counter fitted freezer. The dining area benefits from fitted wooden banquette seating.

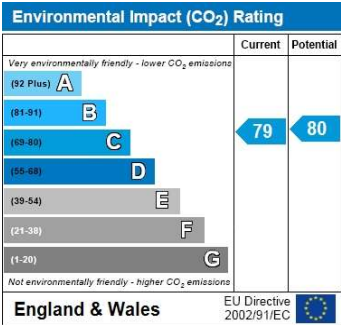
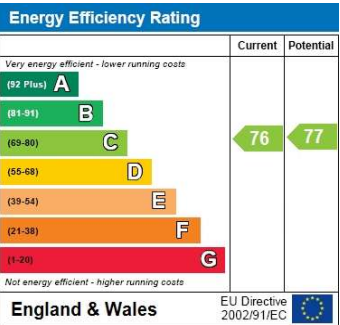
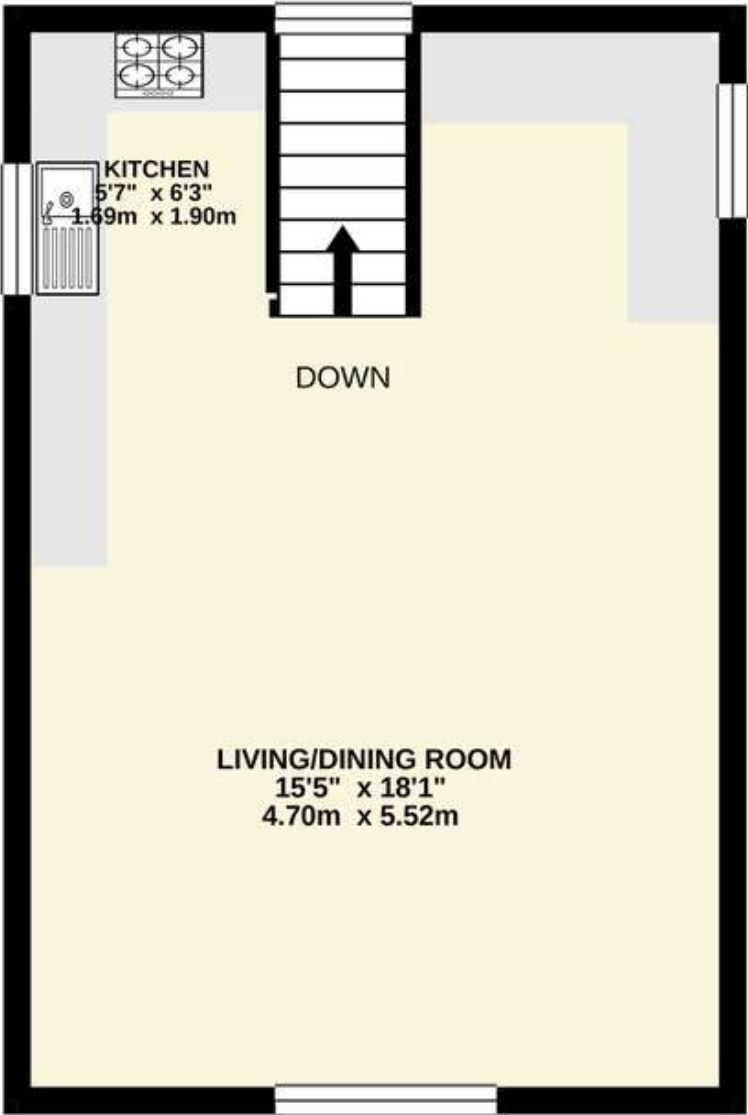
Outside: the house is set back from the common beyond a hard surface driveway and a wooden picket fence and gate that opens to a paved pathway winding to the rear and the house's entrance door. There is a paved communal garden terrace with room for a BBQ and table and chairs for summer entertaining, 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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 667sq.ft. (62.0 sq.m.) 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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General:

Tenure: Freehold

Service Charge for communal areas: TBC

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,418.20)

EPC: C (76)

Area Information: Southborough Common, Tunbridge Wells

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. 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.



