

# Tangledown, Argyle Road, Southborough





# Tangledown, Argyle Road, Southborough TN4 0SU

*Spacious 5-Bedrom House With Private Woodland and Development Opportunities*

## **Accommodation Summary**

- Detached house, with approximately 1.5 acre garden
  - 5 double bedrooms
- Living room, with stunning views
  - Kitchen/dining room
    - Utility room
  - Bathroom and shower room
    - Large terrace
- Triple garage, with electricity, toilet and sink
  - Large gardens and private woodland
    - Development potential



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Tucked away at the end of a quiet private road surrounded by woodland, this home blends into its sloped landscape with upside down living optimising its picturesque setting.

Planning consent was acquired in 2008 for its redesign and extension, as the house's flexible layout and plot gives the ideal opportunity to remodel it.

In its current state, it provides generous space for family living surrounded by rolling Kent countryside, with a large garden and an area of woodland too.

The house is approached via a no through drive at the bottom of Argyle Road to a private hard surface driveway that fronts a triple garage block with a living roof.

Entering the house at the side, a dining area is straight ahead to delight in the treetop views as you dine. Front aspect windows flood the space with light while a glazed door opens onto the vast enclosed terrace, ripe for redevelopment.

Conveniently placed behind is the kitchen, which also enjoys rear aspect leafy views. There is a central island with space for a range oven, a sink and cupboards.

Behind is a large utility room with further storage, a sink for muddy boots and paws and room for appliances.

At the far end of the first floor, accessed off the kitchen, is the living room. It is wonderfully bright, with dual aspect glazed doors, and inviting with warm wooden flooring and a wood burning stove, perfect for cosy nights in. It has direct access onto the terrace so that its doors can lie open, extending the living space in the warmer months.

Returning to the front of the house and descending the stairs to the lower ground floor there are five bedrooms, all perfectly placed to enjoy glorious garden views.

Bedroom one has a study area off it and the four other bedrooms benefit from fitted cupboards.

Completing the floor is a shower room and the family bathroom, with a beautiful double ended roll top bath.

The large garden (approximately  $\frac{3}{4}$  of an acre) is laid mainly to lawn which slopes down to meet the border of mature trees. A variety of plants, shrubbery and trees are dotted around adding to its charm with a block brick terrace to the rear of the house too. There is also approximately  $\frac{3}{4}$  of an acre of woodland to the side, perfect for making childhood memories.

With fantastic development opportunity and open countryside on its doorstep this home is also a stone`s throw from easy access to the M25, fast rail connections to central London and first-class schools, making it the perfect home for families with professional needs. A must see!



**Entrance door, which opens into:**

**Kitchen/Dining Room:** 21`5 x 13`4 front aspect windows, front aspect glazed door opening onto the terrace, rear aspect windows, part tiled/carpeted flooring, open wall shelving, island with wooden counter top and cupboards under with space for a range oven, wall cupboards and radiator. There is plenty of room for a table and chairs at the front of the kitchen with a glazed door opening onto the terrace. A door at the rear opens into:

**Utility Room:** 12 x 14 side and rear aspect windows, sink, space and plumbing for appliances and base level units.

**Living Room:** 19`1 x 14 rear aspect bi fold doors, front aspect glazed sliding doors, wooden flooring, fireplace with wood burning stove and radiator.

**Stairs down to lower ground landing with three fitted cupboards and doors opening into:**

**Bedroom 1:** 14`6 x 13`1 front aspect window, fitted wardrobe, radiator and door opening into study area with side aspect window.

**Bedroom 2:** 14`4 x 13`11 front aspect window and radiator.

**Bedroom 3:** 10`9 x 10`8 front aspect window, fitted wardrobe and radiator.

**Bedroom 4:** 10 x 10`8 front aspect window, fitted wardrobe and radiator.

**Bedroom 5:** 9`4 x 10`8 front aspect window, fitted wardrobe and radiator.

**Shower Room:** WC, wash hand basin and shower cubicle with wall mounted shower.

**Bathroom:** freestanding double ended roll top bath with mixer tap and handheld shower attachment, countertop with wash hand basin and mixer tap over, WC, part tiled walls and tiled flooring.

**Outside:** The house is approached via a no through drive at the bottom of Argyle Road to a private hard surface driveway providing parking for several cars and a triple garage block. There is a block brick terrace to the rear of the house and a large raised enclosed terrace to the front. The garden (approximately ¾ of an acre) is laid mainly to lawn which slopes downwards to the wooden perimeter fencing and mature trees, shrubs and hedging, merging it with the woodland landscape behind. The home also enjoys approximately ¼ of an acre of woodland that sits to the side of the house.

**Triple Garage Block:** 23`9 x 14`9 front aspect up and over doors, lighting and electricity, toilet and sink, plus a living roof.

**General:**

Tenure: Freehold

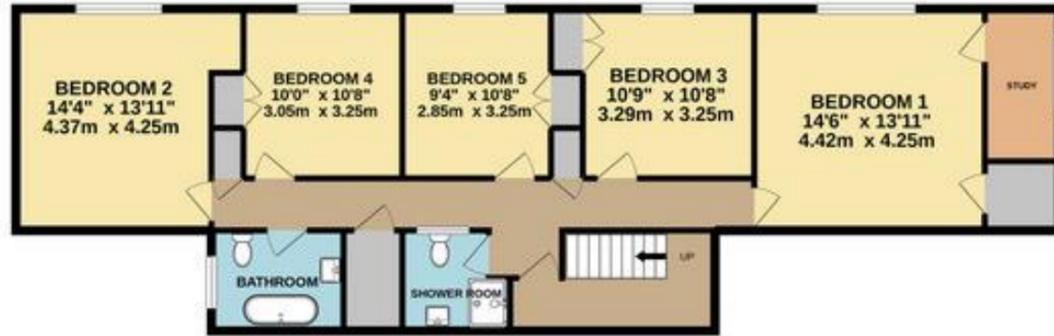
Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,126.00)

EPC: E (52)



LOWER GROUND FLOOR



UPPER GROUND FLOOR



ENTRANCE FLOOR  
350 sq.ft. (32.6 sq.m.) approx.



APPROX TOTAL AREA 189 SQ.M

TOTAL FLOOR AREA : 2031sq.ft. (188.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Area Information:** Southborough, Tunbridge Wells, Kent

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, Tangledown sits on one of the village's most sought after roads. 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.

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 Argyle Road'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. Peter's 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. Argyle 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 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.



