

Hylands, Vicarage Road, Southborough





Hylands, Vicarage Road, Southborough, TN4 0SN

Substantial, exceptionally renovated 4-bedroom family home

Accommodation Summary

- Double fronted detached 1950s house
- Stunning décor and fittings throughout
 - 4 double bedrooms, 2 en-suite
- Master bedroom suite with walk in wardrobe
- Vast main reception room with panoramic garden views
 - Stylish bespoke kitchen
 - Separate utility room
- Off road parking for several cars
- Landscaped rear garden stretching to over 100 ft
 - Extensive development opportunities



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Tucked away on a quiet leafy private road and neatly concealed behind wooden in and out gates, the beauty of this home is immediately apparent as you approach.

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, Hylands 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.

With its handsome exterior of red brick, hung tiles and leaded windows the house is set back from the quiet road screened by its immaculate hedging, remote controlled gates and sweeping driveway.

A solid oak front door entices you inside where 1950s architecture is fused with 21st Century luxury living in this substantial, beautifully proportioned family home.

The entrance hallway is fresh and modern with glass balustrades topped with warm oak handrails rising upwards immediately showcasing the home's contemporary, light filled interior.

A door to the right leads you through to the kitchen which is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming black granite which contrasts beautifully with the white cabinetry that wraps around the room housing integrated Bosch double ovens, an AEG family sized fridge and freezer and a Bosch dishwasher. The AEG 5 ring gas hob sits proudly in its island with a striking stainless steel extractor hovering above. The large window above the sink brings the outside in enabling you to wash up under the stars as the children sit at the island doing their homework. There is also plenty of space for a dining table and chairs at the far end of the room.

Off the kitchen is a separate spacious utility area with garden access and a stylish door leading into the family room with its double aspect windows and bespoke cabinetry. Depending on your family needs, it could be used as a fantastic home office or alternatively as a cosy room to relax in.

Across the hallway and past a useful guest cloakroom the living room's grand proportions and floor to ceiling windows on 3 sides, offering stunning panoramic garden views, takes your breath away. Glass doors slide effortlessly open in the warmer months extending the living space into the lush green garden beyond. The L shaped dimensions of the room together with its contrasting paint colours cleverly separate the dining and living spaces. A contemporary remote controlled gas fire brings warmth and charm to dining experiences.

A turning staircase flooded with light from its mid landing window draws you up to the immaculate first floor rooms.

The magnificent master bedroom suite at the far end of the hall offers a wall of windows allowing you to lie lazily in bed delighting in the spectacular unspoilt far reaching views, over the weald, of the adjacent woodland and fields beyond. A contemporary, modern en-suite and bespoke walk in wardrobe, both add to the feeling of luxury that the room certainly delivers on.

A second bedroom with its own beautifully finished en-suite and walk in wardrobe and two further generously sized bedrooms offer superb family accommodation. The immaculate family bathroom completes the first floor.

The landscaped garden has been beautifully planted and maintained with its sloping lawn drawing your eye down towards the woodland behind. Mature hedging, plants and shrubs afford great privacy enabling you to enjoy alfresco dining and entertaining on the elevated stone terrace as you and your guests enjoy the pleasures of the countryside tranquility the home enjoys.

This is a home that has been sympathetically renovated and modernised by the current owners whose attention to detail has ensured stunning décor and fittings of the highest quality throughout. It really does offer a luxury family lifestyle that you could move straight in and enjoy.

The beauty, however, is that an expanse of loft space running the entire width of the home would enable you to add considerable value and space by the creation of a second floor of bespoke rooms.

Covered part glazed oak entrance door, which opens to:

Entrance hall with engineered oak wooden floor, stairs with glass balustrade and oak handrail to first floor, radiator and doors opening to:



Living Room: 26'7 x 12'6" Triple aspect double glazed floor to ceiling windows, partially fixed and partially sliding folding to the rear and side, overlooking the rear garden and woodland beyond, engineered oak wooden floor with electric underfloor heating. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

Dining Room: 21'4 x 12'10" Front aspect double glazed leaded window overlooking the driveway, engineered oak wooden floor and radiator. The room is perfect for dining and entertaining in with a remote controlled hole-in-the-wall gas fire with black granite surround adding warmth and character.

Cloakroom: Rear aspect double glazed opaque window, inset hand wash basin with mixer tap over and pull out drawer under, low level WC, tiled floor and radiator.

Kitchen/Breakfast Room: 18'8 x 8'10" Rear double glazed windows overlooking the garden above one and half bowl inset sink with mixer tap over, front aspect double glazed leaded window overlooking the driveway, integrated Bosch dishwasher, integrated side by side Bosch ovens set within tall housing cabinetry, integrated AEG fridge and integrated AEG freezer, tiled floor, AEG 5 ring gas hob set in island with stainless steel designer extractor fan above and pan drawers and cupboards below and radiator. The kitchen has plenty of black granite worktop space and a good selection of eye and base level sleek white units, some glazed. The island offers overhang seating for bar stools with useful cupboards underneath. There is plenty of room for a table and chairs at the far end of the kitchen with designer part opaque glazed double doors leading into:

Study/Family Room: 15'1 x 9'6" Double aspect front and side double glazed leaded windows overlooking the driveway and side garden access, engineered oak wooden floor, bespoke cabinetry housing the meters and radiator.

Utility Room: 9'6 x 6'3" Rear aspect double glazed window overlooking garden, with space and plumbing for washing machine, eye and base level units, stainless steel sink with drainer

and mixer tap over, space for coats, wall mounted Worcester boiler, tiled floor and fully glazed double glazed door proving access to the terrace and rear garden beyond.

Stairs up to first floor landing with large storage cupboard housing the water cylinder with shelving for linen, radiator, ceiling loft access and doors to:

Bedroom 1/Master Bedroom: 22'8 x 12'10" Double aspect rear and side aspect double glazed windows with views of the garden, large walk in wardrobe with fitted shelving, drawers and hanging rails and radiators. The master bedroom's spacious en-suite with rear aspect double glazed window, large walk in shower cubicle with ceiling shower head and wall hung hand held shower attachment, wash basin set in vanity unit with drawers under and mixer tap over, part tiled walls, tiled floor with electric underfloor heating, low level WC, bidet and heated towel rail.

Bedroom 2: 14'1 x 13'1" Double aspect front and side aspect double glazed leaded windows overlooking the driveway, deep walk in wardrobe with hanging rails and shelving and radiator. Bedroom 2's spacious en-suite with side aspect opaque double glazed window, large walk in shower cubicle with ceiling shower head and wall hung hand held shower attachment, ceramic circular wash basin set on top of vanity unit with drawers under and mixer tap over, tiled walls, tiled floor with electric underfloor heating, low level WC, heated towel rail and inset wall mirror with light.

Bedroom 3: 14'1 x 12'2" Front aspect double glazed leaded window overlooking the driveway and road below, two ceiling velux double glazed windows with side aspect, deep walk in wardrobe with hanging rails, shelving and access to eaves storage and radiator.

Bedroom 4: 12'10 x 10'10" Front aspect double glazed leaded window overlooking the driveway and road below and radiator.





GROUND FLOOR
APPROX. FLOOR
AREA 1415 SQ.FT.
(131.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1410 SQ.FT.
(131.0 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(91-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 2825 SQ.FT. (262.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Family Bathroom: Rear aspect double glazed window, P shaped panel enclosed bath with wall mounted Aqualisa shower fitting and hand held shower attachment and mixer tap over, glass shower bath screen, pedestal wash basin with mixer tap over, low level WC, wood effect vinyl floor and heated towel rail.

Outside: The house is approached via a hard surface in and out carriage driveway with parking for several cars and a single integrated garage with electric up and over door, a side aspect double glazed window, electricity and lighting. There is high mature hedging inset between the wooden remote controlled electric gates screening the house from the road and mature hedging and shrubs to the sides. The beautiful rear garden which faces east is accessed through two side wooden gates at both ends of the house and is laid mainly to lawn with a large stone terrace area to the rear of the kitchen and side of the living room. It is perfect for alfresco dining in the sun with stone steps taking you down to the lawned area with brick enclosed flower beds at the bottom and mature trees, hedging and shrubs bordering the perimeter of the garden whose lawn slopes graciously downwards to meet it.

General:
 Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band G (£2,467)
 EPC: C (71)

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. Southborough Common, situated towards Vicarage 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. 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. Vicarage 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.



