

101 Yew Tree Road, Southborough, Tunbridge Wells





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Smart Spacious 3-Bedroom Detached House With Large Garden

Accommodation Summary

- 1930s detached house, with large south facing garden
 - 3 double bedrooms
 - Open plan living/dining room
 - Kitchen/breakfast room
 - Home office
 - Integral garage
 - Driveway for multiple vehicles
- Opportunity to extend (subject to planning)
 - Lower ground garden studio
- Good transport links and close to schools



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This fantastic family home is set back from the road by a block brick driveway which provides off street parking for several cars, with an integral garage sat neatly to the side.

It has a smart red brick and part hung tile exterior with double square bay windows drenching the house with light.

A covered part glazed door opens into the entrance hallway with a useful guest cloakroom.

First on the right is the home office, currently set up as a music room. It is a very versatile space as it has double doors to the rear that open into the kitchen, so it could easily double as a dining room or a playroom.

Behind, the kitchen/breakfast room is a generous size with sleek streamlined cabinetry wrapping around the room and housing AEG appliances. The sink is placed under a large window letting you watch the children play as you wash up.

A door provides access to the integral garage which has been cleverly sectioned into two with the rear offering a much needed home gym space and both sections easily accessed through electric opening roller doors.

To the left light pours into the spacious dining room through its French doors which open into the garden, extending the living space in the warmer months and giving lush green views as you dine.

Opening behind is the living room which is a welcoming space with warm wooden flooring contrasting beautifully with the neutral walls and shuttered windows.

Returning to the hallway, the carpeted stairs take you up to a landing with rooms running off it on both sides.

There are three bedrooms on this floor, all generous doubles with fitted wardrobes, and all of which are beautifully presented and light.

The family bathroom is fresh and modern with a shower cubicle with rainwater shower head and tiled panel enclosed bath. A side aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Outside to the rear the garden is a green oasis and offers a high level of privacy with a paved terrace at the rear of the house, a paved pathway stretching through areas of lawn past a wooden pergola to a wooden picket fence and gate that opens into yet more garden space. More lawn, a vegetable patch, a greenhouse, and a large wooden shed are all neatly enclosed by mature hedging and stocked flower beds. The garden is fully enclosed offering a safe sanctuary for children and pets.

There is also a very unique lower ground studio, currently used for musical pursuits, which is an ideal space for your creativity, an office to escape the commute, a den for teenage children or a playroom for younger ones.

This substantial family home, only a short walk from local shops, sought after schools and excellent transport links, is ideal for a growing family. A must see!





Brick arched storm porch with tiled step, part opaque glazed entrance door, which opens into:

Entrance Hall: front aspect double glazed window with shutters, tiled flooring, radiator and doors opening into:

Cloakroom: side aspect opaque double glazed window, low level WC, wall hung wash hand basin, fitted cupboard housing the fuse box, tiled walls and flooring.

Home Office: 11'6 x 11'11 front aspect double glazed square bay window with shutters, radiator and rear aspect double doors opening into:

Kitchen/Breakfast Room: 11'6 x 15'7 rear aspect double glazed window, space for fridge/freezer, integrated AEG oven in tall housing unit, AEG 4 ring induction hob, AEG stainless steel extractor fan, integrated AEG washer/dryer, integrated AEG dishwasher, inset sink with mixer tap over, tiled flooring and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units with a side aspect door opening into:

Integral Garage: 10'5 x 17'7 front and rear electronic roller doors, lighting, electricity and stud wall partitioning garage and home office space.

Living/Dining Room: 12'6 x 22'1 rear aspect double glazed French doors with shutters opening into the garden, side aspect double glazed window with shutters, wooden flooring and radiators.

Stairs up to first floor landing with front aspect double glazed window with shutters, airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch and doors opening into:

Bathroom: side aspect opaque double-glazed window with shutters, tiled panel enclosed bath with mixer tap and hand held shower attachment, walk in shower cubicle with wall mounted shower attachment and rainwater shower head, low level WC, pedestal wash hand basin with mixer tap over, heated towel rail, tiled flooring and part tiled walls.

Bedroom 1: 11'6 x 11'10 front aspect double glazed square bay window with shutters, rear aspect double glazed window with shutters, fitted triple wardrobes with hanging rails and shelving and radiator.

Bedroom 2: 10'6 x 18'1 rear aspect double glazed window with shutters overlooking the rear garden, fitted triple wardrobes with hanging rails and shelving and radiator.

Bedroom 3: 10'1 x 18'1 rear aspect double glazed window with shutters overlooking the rear garden, fitted double wardrobe with hanging rails and shelving and radiator.

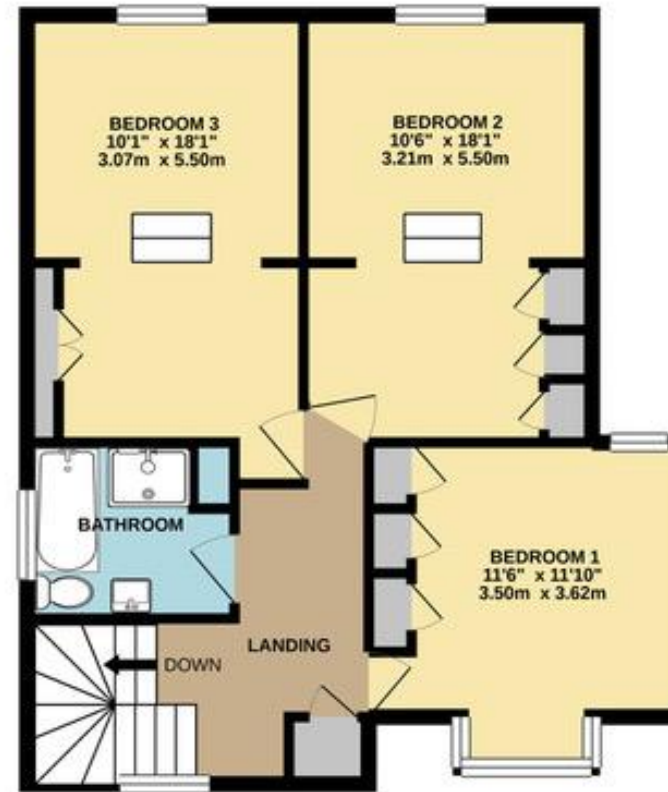
Outside: To the front of the property is a block brick driveway with off road parking space for several cars, a mid-height walled front and side perimeters with some planting behind and a side aspect wooden gate giving rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area to the rear of the house, a paved pathway that leads to the rear past a wooden pergola and stone steps accessing the underground studio.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



ENTRANCE FLOOR
222 sq.ft. (20.6 sq.m.) approx.



APPROX AREA 132 SQ.M EXCLUDING GARAGE

TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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	78	81
(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		



The perimeters are a mix of wooden fencing and hedging. A wooden picket fence with gate at the rear provides access to a further lawned area of garden with stocked mature flower beds and perimeters, a greenhouse, sleep enclosed vegetable beds, a wooden shed.

Underground Studio: 13`11 x 15`11 with lighting and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,225.03) / EPC: C (78)

Area Information: Southborough, Tunbridge Wells

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 the north 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. Yew Tree 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 0.7 miles 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.



