

1 Victoria Road, Southborough





1 Victoria Road, Southborough, Tunbridge Wells TN4 0SA

Beautiful Period 4-Bedroom Family Home in Sought After Location

Accommodation Summary

- Semi-detached house
 - 4 double bedrooms
- Living room and dining room
 - Kitchen/breakfast room
- Separate utility/cloakroom
 - Bathroom
 - Pretty garden
 - Driveway
- Close to good schools
- Sought after village location with good transport links



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This fantastic home has been owned and loved by the same family since it was built in 1904.

It sits quietly on a residential road with local shops and transport links on its doorstep, but it enjoys the best of both worlds as it is also opposite Southborough Common, which is a peaceful area of outstanding natural beauty.

Within minutes you can be in the green common and woodland beyond with its labyrinth of footpaths twisting and winding up behind the Church and village cricket green.

With character, history and warmth this home offers spacious accommodation over three floors and an opportunity to put your own stamp on it.

It is screened from the road by a high hedge with an off-street parking space to the side and its double fronted bay exterior provides plenty of kerb appeal.

Stepping inside, it oozes Edwardian charm and period architectural detailing whilst delivering a family friendly style of living.

First on the right is the living room, its deep front aspect bay window flooding the room with sunshine. A fireplace framed by a decorative wooden mantle with blue glazed tiled hearth and surround adds warmth in the colder months. It is a very welcoming room with plenty of space for relaxing on large sofas.

Opposite is the dining room, its part glazed doors extending the living space into the garden in the summer months and adding garden views to dining experiences.

Conveniently placed next door is the kitchen/breakfast room which has room for a table and chairs and another set of part glazed French doors giving garden access. Warm wooden flooring and cabinets contrast beautifully with the tiled counter tops that wrap around the integrated appliances and butler sink, sat cleverly under a window.

Next door is a separate utility room with cloakroom facilities and space for coats and muddy boots.

Climbing the stairs up to the first floor's wide landing, there are three bedrooms, all of which are large doubles with period fireplaces and graceful proportions that give a very tranquil feeling.

Across the landing is the family bathroom with a shower over the bath.

Up a further flight of stairs to the second floor there is another large bright double bedroom with plenty of eaves storage space.

This handsome period home has a pretty rear garden with a paved terrace with wooden pergola, area of lawn and walled and mature foliage perimeters making it a safe sanctuary for children and pets. A wooden shed provides storage with an additional inbuilt storage room with electricity and space for additional appliances.

This spacious family home in a sought after location in the catchment area for all the first-class schools, is a must see!





Part glazed entrance door with glazed top light, which opens into:

Entrance Hallway: open under stair recess, wooden flooring, radiator and doors opening into:

Living Room: 11'11 x 15'3 front aspect bay window, decorative wooden fireplace with glazed tiled surround and hearth and fire basket insert and radiator.

Dining Room: 11'11 x 13'11 rear aspect windows, rear aspect part glazed doors, fireplace with painted mantle, tiled hearth and surround and fire basket insert and radiator.

Kitchen/Breakfast Room: 12 x 19'8 side aspect window and rear aspect part glazed French doors opening into the garden. The kitchen has wooden eye and base level units, plate rack, spice rack, tiled work tops, butler sink with mixer tap, integrated double oven in tall housing unit, 4 ring electric hob, extractor, space and plumbing for dishwasher, space for under counter fridges, part wooden/part tiled flooring and radiator. There is a part wooden/part glazed inbuilt larder cupboard, a fitted cupboard with shelving and space for a table and chairs.

Utility/Cloakroom: front aspect window, low level WC, wash hand basin, space and plumbing for appliances, countertop, wall hung boiler, wooden effect flooring, space for coats and radiator.

Stairs up to first floor landing with airing cupboard with front aspect opaque window, shelving for linen and housing the water cylinder, radiator and doors opening into:

Bedroom 1: 11'11 x 15'3 front aspect bay window, fireplace with painted mantle and tied hearth and surround, fitted wardrobe with hanging rail and shelf and radiator.

Bathroom: front aspect part opaque window, pedestal wash hand basin, low level WC, panel enclosed bath with hand held shower attachment and mixer tap, wooden effect flooring, part tiled walls, heated towel rail and radiator.

Bedroom 2: 11'11 x 13'11 rear aspect window, fitted wardrobe with hanging rail and shelf, period fireplace and radiator.

Bedroom 3: rear aspect window, period fireplace, fitted wardrobe with hanging rail and shelf and radiator.

Stairs up to second floor landing with side aspect ceiling window, eaves storage cupboard and door opening into:

Bedroom 4: front aspect window, eaves storage cupboard, period fireplace, fitted cupboard with hanging rail and shelves and radiator.

Outside: The house is set back from the road behind a high hedge with some garden area behind and planting under the living room bay window. There is a hard surface driveway with space for one car to the left. The rear garden is accessed via the dining room and the kitchen. It has a large, paved terrace at the rear of the house with a wooden pergola. There is an area of lawn, a wooden shed and an inbuilt brick storage room with lighting, electricity, and space for appliances. There are mature stocked flower beds, and the garden is enclosed on all sides by walls with climbing plants and mature hedging.



GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: F (37)

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 opposite the house, 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. Victoria Road is also within the catchment areas for the 6 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.



