

18 London Road, Southborough





18 London Road, Southborough TN4 0QB

Exciting Renovation Opportunity of Period 4-bedroom House with 3 Storey Attached Annex

Accommodation Summary

- Detached period house
 - 4 double bedrooms
 - 3 reception rooms
- Kitchen/breakfast room
- Large multi room cellar
 - Bathroom
 - Garage
- Attached 3 storey annex with living room, bedroom, kitchen, bathroom
- Walled garden with lean to green house
- Development opportunity under planning approval Ref: 19/01824/FULL



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Loved by the same family for over 200 years, this home is a dream project to create your own vision and add value in the future.

The main house dates back to the 1800s and its location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural backdrop.

A double fronted exterior with attached garage is set back from the road by hedging, with a lush green backdrop framing the house.

Stepping inside, the wide entrance hallway evokes timeless elegance with its original tiled flooring. There is a useful guest cloakroom and stairs down to a cellar of three separate rooms, offering huge development potential.

A dining room and study sit to either side of the entrance hall to the front of the house and at the back, there is a large living room with a focal fireplace and a beautiful square bay window drawing in natural light and garden views.

Across the hallway is the kitchen/breakfast room which has a range of eye and base level cupboards, space for appliances and a table and chairs.

Climbing the stairs to the first floor, there are four double bedrooms, all with large windows, a bathroom and separate cloakroom.

The attached annex has its own private street entrance, but it can also be accessed from a second-floor main house bedroom. This means it could be used for visiting family and friends, but it also offers the unique opportunity to bring it into the main house, making one large family home.

The annex offers a living room, bedroom, bathroom, and kitchen/dining room that can access the garden and the large lean-to greenhouse at the rear.

Outside is a charming, mainly walled garden, mostly laid to lawn with mature hedging, shrubs and trees and areas of terrace. It is a good size and is safely enclosed for children and pets.

An attached garage offers practical storage and working space.

This house gives you a fantastic opportunity to modernise it, restoring it to its former glory, to suit your own taste and needs to create the perfect family home.

However, there is also separate development opportunity with planning approval (19/01824/FULL) for the conversion of the existing property to a semi-detached pair, comprising of one 4-bedroom property and three 2-bedroom self-contained dwellings, plus erection of side and rear extensions, with conversion of lower ground floor rear cellar to habitable rooms.

A must see!



Main House

Entrance door with glazed fan top light above, which opens into:

Entrance Hallway: tiled flooring, radiator, door opening to the cellar, rear aspect part glazed door to the rear garden and doors opening into:

Dining Room: 13`1 x 13`1 front aspect window, radiators and opening in heart with exposed brick and tiled hearth.

Study: 10`1 x 8`4 front aspect window, fitted open shelving, fitted open shelving with cupboard under and radiator.

Living Room: 16`5 x 20`11 rear aspect bay window, rear aspect window, radiators, fireplace with painted mantle and tiled hearth.

Cloakroom: rear aspect opaque window, low level WC, tiled flooring and corner wall hung wash hand basin.

Cellar Room 1: 13`7 x 12`8

Cellar Room 2: 13`1 x 12`8

Cellar Room 3: 13`1 x 12`7

Kitchen/Breakfast Room: 13`1 x 13`1 rear aspect window, linoleum flooring, wall hung Worcester boiler, eye and base level units, 4 ring electric hob, extractor, double Bosch oven, stainless steel sink and drainer, radiator, serving hatch, space and plumbing for washing machine, dishwasher and fridge freezer and space for table and chairs.

Stairs up to first floor landing with front aspect window, ceiling loft access hatch, radiator and doors opening into:



Bedroom 1: 13`1 x 17`11 rear aspect window, wash hand basin, fitted wardrobes with vanity dressing table, mirror and drawer and radiator.

Bathroom: rear aspect opaque window, panel enclosed bath with mixer tap and wall mounted shower, pedestal wash hand basin, part tiled walls and radiator.

Cloakroom: rear aspect opaque window, low level WC and wooden flooring.

Bedroom 2: 13`1 x 13`1 front aspect window, wall hung wash hand basin and radiator.

Bedroom 3: 10`1 x 13`1 rear aspect window, pedestal wash hand basin, airing cupboard housing the water cylinder with shelving and cupboard over, fitted cupboard with shelving and cupboard over and radiator.

Bedroom 4: 13`1 x 8`4 front aspect window, open shelves, fitted cupboard and radiator.

Attached Annex

Opaque part glazed entrance door opening into:

Entrance Hallway: tiled flooring, fitted wall cupboard and door opening into:

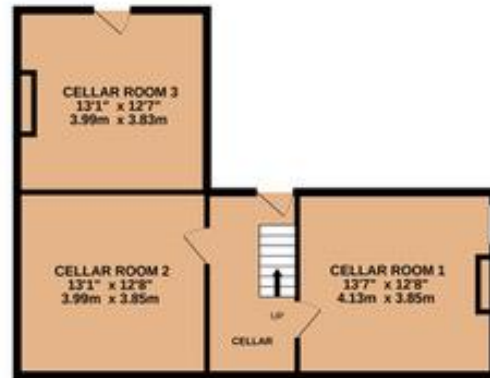
Kitchen/Dining Room: 10`2 x 11`9 side aspect window, side aspect stable door opening into the garden, rear aspect door opening into the lean-to green house, tiled flooring, space for oven, space for fridge/freezer, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and larder cupboard with shelving, electricity and lighting.

Stair up to first floor with side aspect part opaque window, electric wall hung heater and doors opening into:

Bathroom: front aspect part opaque window, pedestal wash hand basin, panel enclosed bath with mixer tap, handheld shower attachment, wooden effect flooring, WC, heated towel rail, part tiled walls and wall hung water heater.



BASEMENT FLOOR
581 sq.ft. (54.0 sq.m.) approx.



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



THE ANNEXE
731 sq.ft. (68.0 sq.m.) approx.



APPROX TOTAL AREA 283SQ.M EXCLUDING GARAGE

TOTAL FLOOR AREA : 3047 sq.ft. (283.1 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.
Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Bedroom: 10`2 x 11`9 side aspect window, fitted cupboard with shelving and period fireplace.

Stairs up to second floor:

Living Room: 10`2 x 20`1 side aspect window, electric fireplace, open alcove shelving and fitted cupboard with hanging rails and shelving.

Outside: The house is set back from the road behind mid height hedging with some garden area with planting behind. There is separate gated front access to the side with a pathway to the annex. The rear garden is accessed via the entrance hall and the annex kitchen. It has paved terracing, a paved pathway, areas of lawn, mature trees, high hedging, shrubs, and plants. There is a large lean too greenhouse at the rear of the annex kitchen with tiled flooring, lighting, and electricity. The garden is enclosed on all sides by walls and there is street access to the side.

Garage: 12 x 17`5 with front aspect double doors, side aspect pedestrian door and rear aspect window.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,126.00) / EPC: F (35)

Area Information: Southborough, Tunbridge Wells, 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.



