

# Garden Flat, 9 Argyle Road, Southborough





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*Spacious Period 2-Bedroom Garden Flat With Countryside Views*

## **Accommodation Summary**

- Lower ground floor conversion apartment in detached period house
  - 2 double bedrooms, 1 en-suite
    - Kitchen/dining room
    - Living room
    - Study
  - Shower room with utility facilities
    - Private entrance and porch
  - Garage, off-street parking and garden
- Sought after village location with open countryside views
  - Chain free



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This beautiful apartment forms the entire lower ground floor of a handsome detached Victorian property which sits on a quiet road in a sought-after part of the village.

It enjoys open countryside views to the rear and is a short walk from Southborough's picturesque cricket green, woodland walks and local village shops.

A stocked flower bed with paved terrace sits to the front of the house with a neat pathway winding you to the rear and the apartment's own private entrance.

You enter the part glazed porch, which has storage and plenty of room for muddy boots and coats, to keep the entrance hall clutter free.

The wide entrance hall is welcoming, with rooms running off it at every angle creating a beautiful light filled interior.

First on the left is the kitchen/dining room, its deep bay window offering stunning countryside views for a perfect dining experience. It is a light and spacious room with an abundance of cream cabinets, which are part glazed, and it has room for a large range oven and additional appliances. A central granite topped island makes it a cook's dream.

Next door is a shower room with space and plumbing for appliances.

At the end of the hallway is the double aspect living room which is a very inviting space with a large bay window to the side and warm wooden flooring.

There is plenty of room for deep sofas, making it the perfect space to relax and entertain in.

Double doors to the side can lie open or closed, to create a wonderfully secluded home office.

The principle bedroom on the left is a vast space, making even a king-sized bed look small, and is flooded with natural light from its front aspect windows. A modern en-suite adds to the feeling of luxury that the room delivers.

Behind, bedroom two is also a generous double with front garden views.

Outside to the rear there is a paved terrace, perfect for alfresco dining, stocked mature flower beds and a strip of lawn that wraps around the house. A pathway leads to the garage at the side with off street parking in front.

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. A must see!





**Part glazed entrance door, which opens into:**

**Porch:** rear aspect double glazed window, tiled flooring, storage cupboard housing meter and door opening into:

**Entrance Hall:** side aspect double glazed window, radiator in decorative cover, tiled flooring, storage cupboard with hanging rail and shelf, and doors opening into:

**Kitchen/Dining Room:** 17 x 13`5 rear aspect double glazed bay window, 1 ½ sink with mixer tap and drainer, space for range oven, glass and stainless steel extractor fan, space and plumbing for dishwasher, space for fridge/freezer, tiled splashback, tiled flooring and radiator. The kitchen has plenty of space for a table and chairs and cream eye and base level units, part glazed, one housing the boiler, granite counter tops and an island topped with granite with pan drawers, open shelving and a cupboard.

**Shower Room:** shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, radiator, tiled flooring and space and plumbing for appliances.

**Living Room:** 17`7 x 16`9 rear aspect double glazed window, side aspect double glazed bay window, wooden flooring, radiators in covers and double doors opening into:

**Study:** 8`5 x 7 rear aspect double glazed window, fitted wall shelf unit and radiator.

**Bedroom 1:** 14`11 x 14`2 front aspect double glazed windows, radiator in cover and door opening into:

**En-suite:** front aspect opaque double glazed window, walk in shower cubicle with wall mounted shower attachment, heated towel rail, vanity unit with wash hand basin and mixer tap over and cupboard under, tiled walls and tiled flooring.

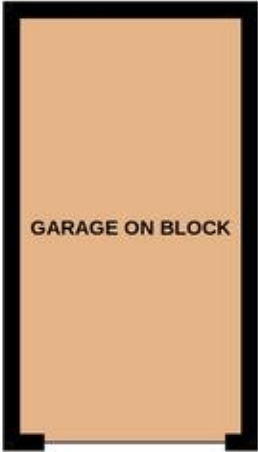
**Bedroom 2:** 11`9 x 17`6 front aspect double glazed windows and radiator.

**Garage:** with front aspect electric door, lighting and electricity.

**Outside:** The house is set back from the road by a well stocked flower bed with a paved terrace, a wooden encased bin storage area to the left of the communal hard surface pathway that leads towards the rear and the apartment`s private entrance door. At the rear there is a paved terrace beside the house, a deep mature stocked flower bed and an area of lawn that wraps around the house. There is also a single garage with electricity, an electric up and over door and off road parking for two cars in front.



GROUND FLOOR  
1211 sq.ft. (112.5 sq.m.) approx.



TOTAL APPROX AREA 113 SQ.M EXCLUDING GARAGE

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



#### General:

Tenure: Share of Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: D (65)

#### 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 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. 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. 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.



