



3 Vale Road, Southborough









# 3 Vale Road, Southborough, TN4 0QQ

*Beautifully Presented 4-Bedroom Semi-detached Period Home*

## **Accommodation Summary**

- Bright and spacious interior
  - 4 bedrooms, 1 en-suite
  - 2 reception rooms
  - Period features
  - Bespoke kitchen
- Pretty courtyard garden
- Garden outbuilding providing utility space
  - Sought after location
- Catchment area for Grammar schools



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This magnificent bay fronted period home oozes Victorian charm and period architectural detailing whilst delivering a family friendly contemporary style of living.

Sitting on a quiet residential street with local shops and transport links on its doorstep, it enjoys the best of both worlds as it is also adjacent to Southborough Common which is a peaceful area of outstanding natural beauty. Views to the right open out to reveal the green common and woodland beyond with its labyrinth of footpaths twisting and winding up behind the Church and village cricket green.

As you approach the house with its handsome exterior and Victorian tiling, pretty shrubs frame the arched covered entrance. The part glazed entrance door and surrounding glass window panels dapple the immaculate entrance hallway with light drawing your eye through to the back of the house.

The living room on the left is bright and spacious with a triple sash bay window flooding the room with sunshine. A pretty Victorian fireplace, high ceiling and decorative period features makes this a welcoming and graceful room.

At the end of the hallway is an elegant dining room with a large sash window and warm wooden flooring. Its period fireplace provides an inviting dining experience on a cold winter's evening.

Next door the kitchen's bespoke wooden cabinetry adds a unique special quality to your cooking experience whilst a sink placed directly under a window lets you wash up under the stars.

To the first floor are three bedrooms with the large master bedroom being bathed in light from its handsome bay window. All have high ceilings and are decorated in soothing tones whilst two have impressive period fireplaces making them graceful and romantic spaces. A wide light filled landing and a pretty bathroom and separate cloakroom complete the floor.

Climbing upwards to the second floor you arrive in a cleverly designed room which optimises its use of space and light with two Velux windows placed on each side. A practical wooden effect floor, useful eaves storage and a modern contemporary en-suite shower room make this generous room the perfect addition to the house.

This handsome period home is screened from the road by neat hedging whilst the rear courtyard garden, with its covered veranda and raised rock wall flower beds stocked with a wonderful array of flowers, plants and shrubs, gives a pretty country garden feel.

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







Covered entrance porch to opaque part glazed entrance door with opaque glazed window panels above and either side, which opens to:

Entrance hallway which is a light and airy space with wooden and painted bannisters, small under stairs storage cupboard, recessed under stairs area, radiator with Victorian radiator cabinet and doors opening into:

**Living Room:** 14'5 x 13'1' Front aspect triple sash bay window overlooking the street, Victorian cast iron insert fireplace with tiled hearth and pine surround, decorative dado and picture rails and radiator with Victorian radiator cabinet. The room is perfect for entertaining in with the beautiful historic fireplace adding warmth and character.

**Dining Room:** 14'5 x 10'10' Rear aspect sash window overlooking the courtyard garden, wooden floor, bespoke wooden alcove dresser part painted with glazed wall cabinet above, Victorian cast iron insert fireplace with tiled hearth and pine surround, decorative picture rails and radiator.

**Kitchen:** 14'5 x 7'10' Double aspect rear and side aspect windows with a part glazed door giving access to the courtyard garden. The kitchen boasts stunning bespoke Iroko wooden cabinetry, part glazed and some open, providing plenty of storage and counter top surfaces. There is a one and half bowl sink with drainer and mixer tap over placed underneath the side window, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, recess into chimney breast providing space for a large range cooker, tiled floor, radiator and storage cupboard housing boiler.

External outbuilding providing utility space: With lighting and electricity for utility machine and additional storage.

Stairs up to first floor landing with doors to:

**Bedroom 1/Master Bedroom:** 13'1 x 13'1' Front aspect triple sash bay window overlooking the street, Victorian cast iron fireplace with surround and hearth and radiator.

**Bedroom 2:** 10'10 x 10'10' Rear aspect sash window, Victorian cast iron insert fireplace with basket and marble surround, built in slim floor to ceiling storage cupboard with internal shelving and radiator.

**Cloakroom:** Rear aspect opaque window, low level WC, wash hand basin inset into slim vanity unit with cupboard, mid height panelled walls and wooden floor.

**Family Bathroom:** Opaque side aspect window, panel enclosed bath, wash basin inset into vanity unit with storage cupboard under, laminate flooring, mid height wall panelling and radiator.

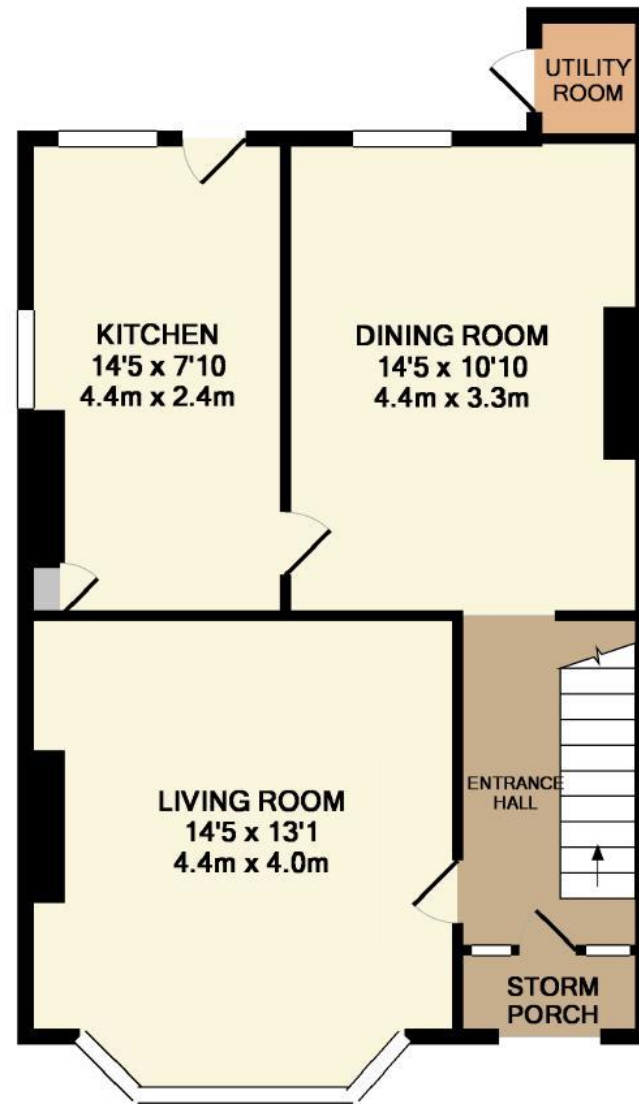
**Bedroom 3:** 10'2 x 7'10' Rear aspect sash window overlooking the garden below, fitted cupboard with shelving and radiator.

Stairs up to second floor and door to:

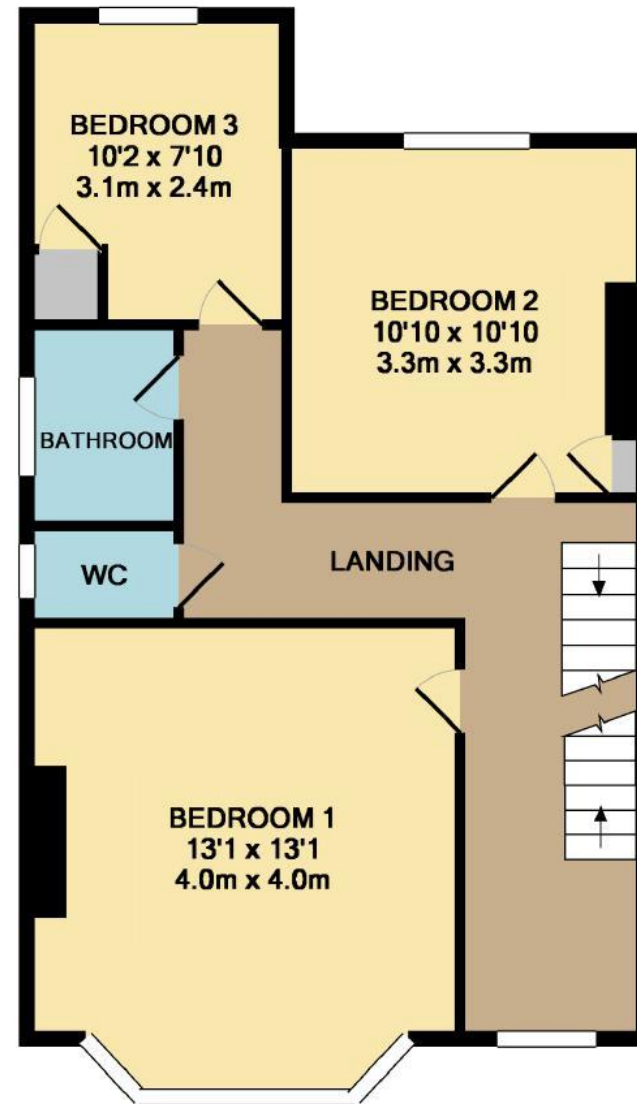
**Bedroom 4:** 13'5 x 10'6' Rear and front aspect velux windows, engineered oak flooring, electric wall heater, recessed eaves storage and fitted wardrobes with open book shelving and door to:



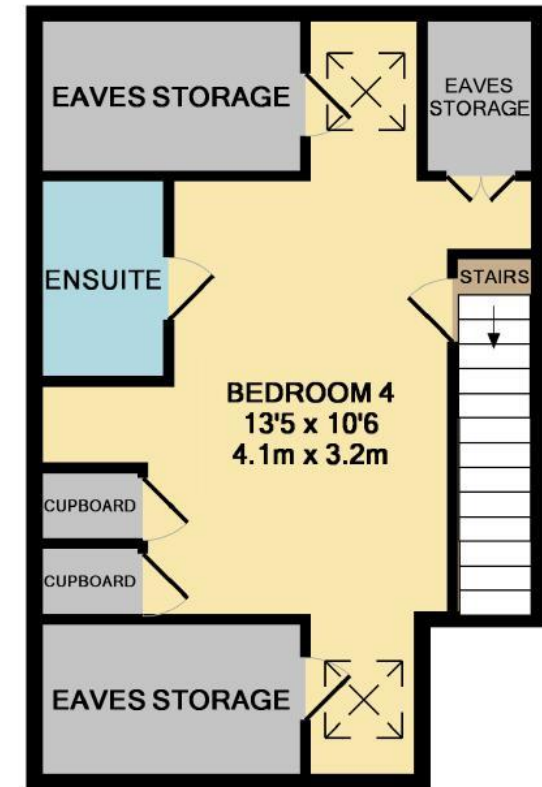




GROUND FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.4 SQ.M.)

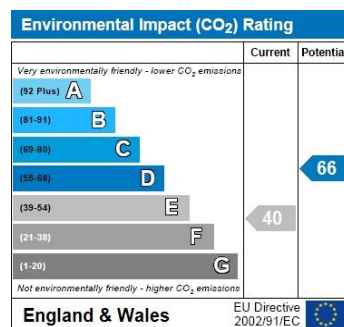
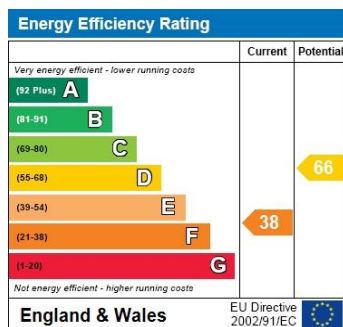


2ND FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1401 SQ.FT. (130.1 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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**En-suite:** With walk in shower enclosure with wall mounted shower attachment, low level WC, tiled floor, pedestal wash basin with mixer tap over, mid height panelled walls and extractor fan.

**Outside:** The house is set back from the road by a low-level brick wall with mid height hedge above and a slate and shingle filled brick enclosed flower bed behind with perimeter mature shrubs. Steps up to a tiled front path with Victorian tiled steps leading to an open arched storm porch. The rear courtyard garden is accessed via a side gate that runs the length of the house. It is paved with raised rock wall flower beds stocked with a wonderful array of flowers, plants and shrubs giving a pretty country garden feel. Brick steps to the side lead to a raised shed. There is a covered veranda and a defined seating area perfect for alfresco dining. There is also an attached outbuilding providing utility space and additional storage with a covered wood store behind.

#### **General:**

Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band D (£1,513)  
EPC: F (38)

#### **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 Vale 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. London Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.





