

10 Park Road, Southborough, Tunbridge Wells





10 Park Road, Southborough, Tunbridge Wells TN4 0NX

Exciting Renovation and De-conversion Opportunity of a Period 4-Bedroom House

Accommodation Summary

- Detached period house, with no onward chain
 - 4 bedroom, 3 reception room potential
 - Additional loft extension opportunity
 - Cellar
 - Extensive driveway
 - South facing garden
- Close to good schools and transport links
 - Sought after village location



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This house gives you a fantastic opportunity to renovate it, converting it into an exceptional 4-bedroom family home.

There is also separate development opportunity to extend into the spacious loft, with previous consent (now lapsed) having been granted.

Originally a grand and elegant detached house, this property was converted into two spacious apartments for rental purposes.

The owners are now keen for it to be restored to its former glory so that a new family can enjoy a striking Victorian home.

The handsome brick exterior is fronted by a deep off-street gravelled driveway, with parking for many cars.

The entrance door opens into a hallway which, with the removal of the partition doors, wall and ceiling separating the two floors, could easily re-create a wide and welcoming hallway with an elegant staircase.

The drawing room at the rear is bright and spacious with a triple bay window with original shutters flooding the room with sunshine. A handsome fireplace and a high ceiling make this a welcoming and graceful room.

To the front is an elegant second reception room with windows overlooking the driveway and street beyond. Another period fireplace adds character and charm to the generous room.

Next door is the kitchen/breakfast room and with a cloakroom, bathroom and bedroom to the rear, there are fantastic development opportunities to recreate the space.

The first floor's principal bedroom has epic proportions and a beautiful bay window.

There are three further generous sized bedrooms, one of which is currently set up as a kitchen, and a bathroom and cloakroom complete the floor.

Outside the sunny south facing garden is mainly laid to lawn and is fully enclosed on all sides making it a safe sanctuary for pets and children.

This fantastic family home is set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links, making it ideal for a growing family.

It is also a dream project to create your own vision and add value in the future. A must see!



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Ground floor flat council tax: Band C (£1,344.00)

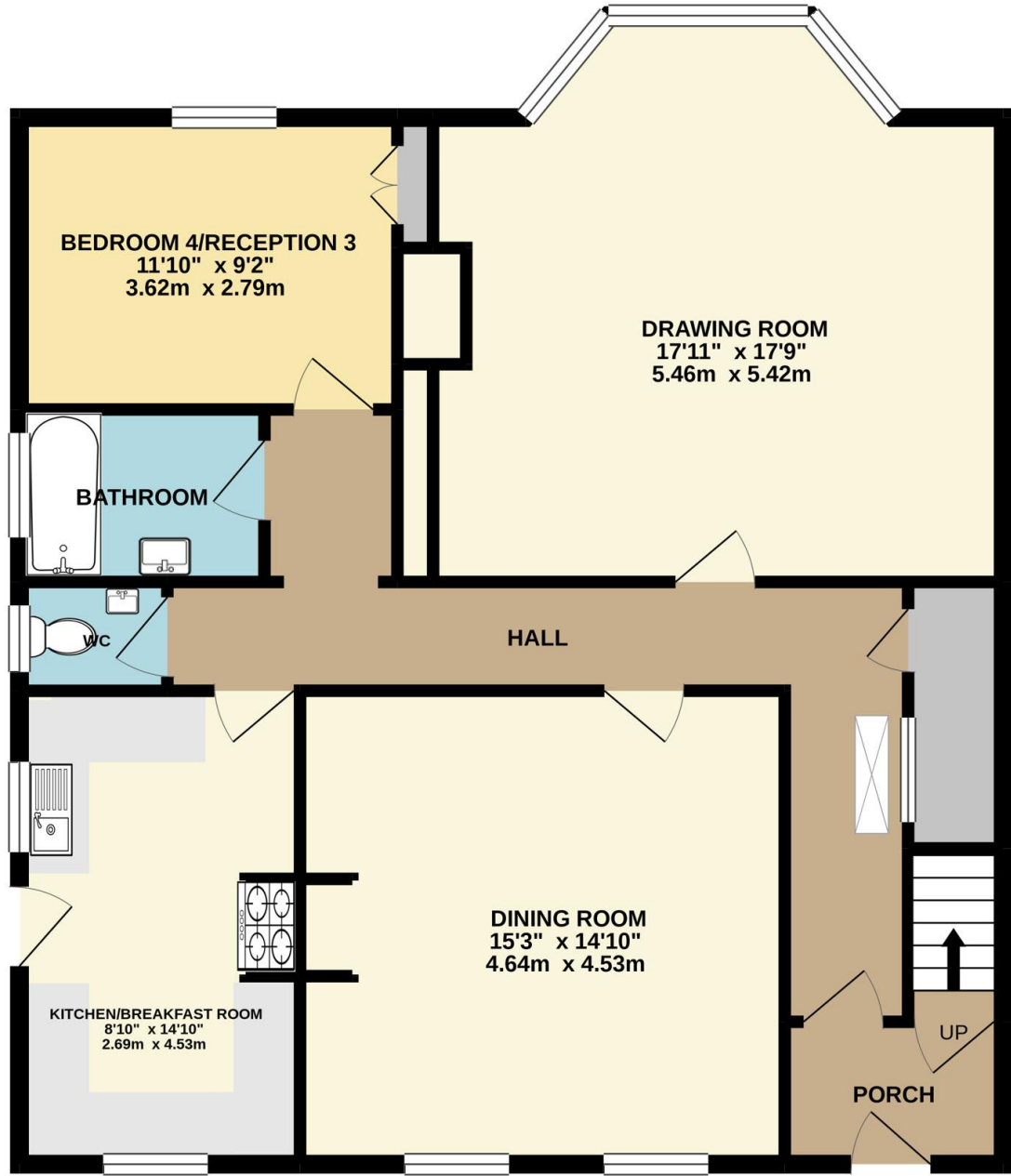
Ground floor flat EPC: D (65)

Top floor flat council tax: Band C (£1,344.00)

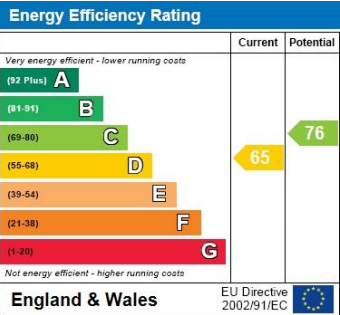
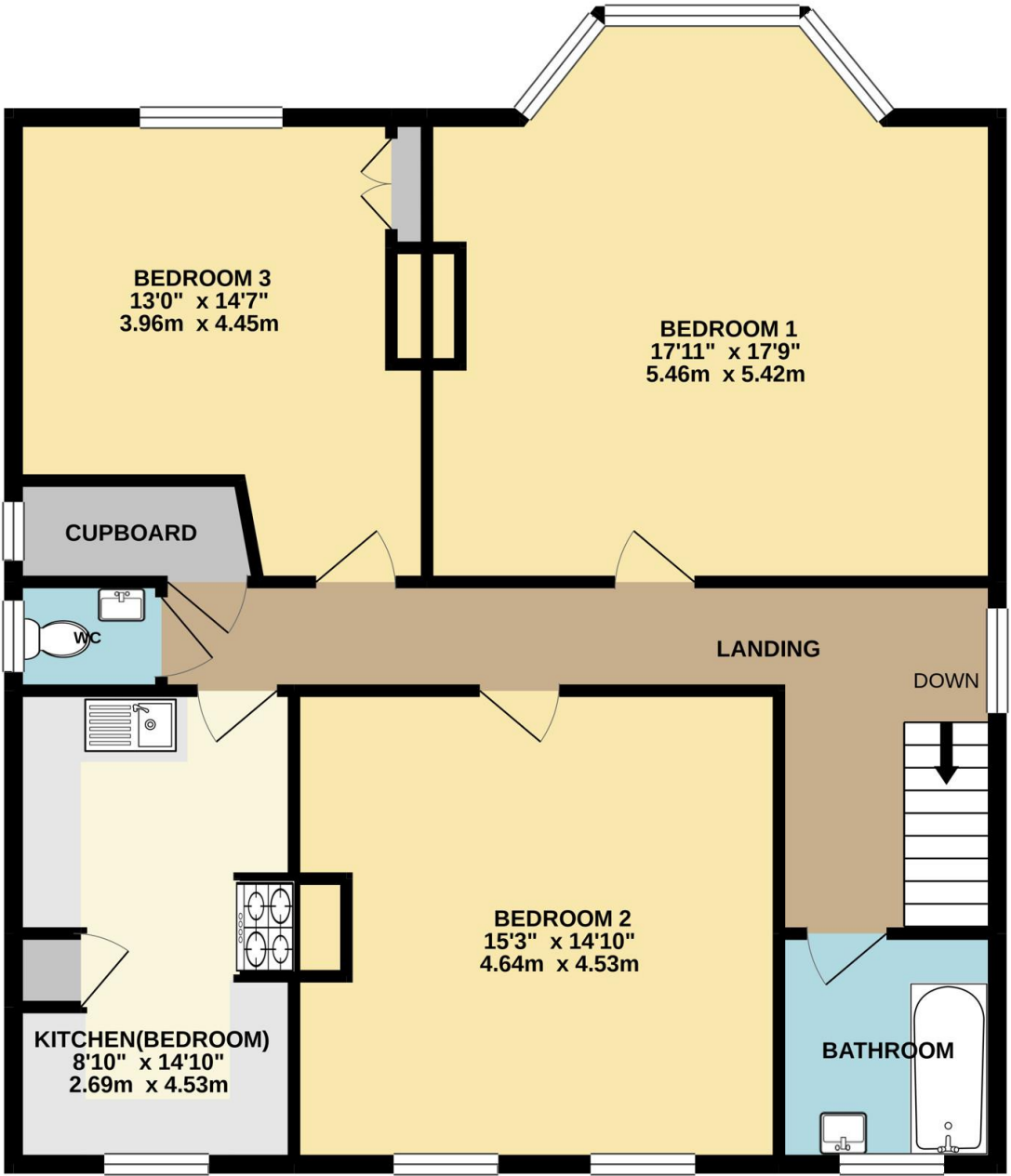
Top floor flat EPC: D (61)



GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (198.0 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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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 Park 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.

Even closer to Park Road, is the open green space of the Ridgeway Playing Fields which provide lots of room for kids to play, games of football and dog walking.

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. Pinewood Gardens 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.

