

# 10 Victoria Road, Southborough Common, Tunbridge Wells









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*Elegant 5-Bedroom Period House in Sought After Location*

## **Accommodation Summary**

- Semi-detached Victorian house
  - 5 bedrooms, 1 en-suite
    - Living room
    - Family room
  - Kitchen/dining room
- Separate utility/cloakroom
  - 3 bathrooms
  - Pretty garden
- Sought after location
- Close to excellent schools and transport links



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This beautiful double bay fronted home oozes Victorian charm whilst delivering a family friendly style of living.

It is set in an area of outstanding natural beauty, enjoying views over Southborough Common. There is also a woodland with its labyrinth of footpaths winding up behind the nearby Church, and the village cricket green to the side.

It enjoys the best of both worlds with local shops, excellent transport links and first-class schools on its doorstep.

Set back from the road by a low wall with pretty planting behind, a traditional tiled pathway leads you up to a covered storm porch, with useful bench seating each side.

The wide entrance hallway is brightened by the door's pretty decorative glazing, and there is ample space for a desk, should you wish.

To the right, light pours into the elegant living room through its bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor, alcove cabinetry and a fireplace with a splendid marble mantelpiece, that adds character and warmth in the colder months.

A utility room provides space and plumbing for appliances, a sink for boots and muddy paws and guest cloakroom facilities.

Behind is the family room, its deep painted walls and wood burning stove, making it a very inviting space. Being open plan, it is perfect for chatting to friends and family as you prepare dinner.

Opening to the side is the stylish kitchen/dining room which has room for a table and chairs in front of the bi-fold doors, giving you garden views as you dine. There is a cast iron Rayburn range cooker, with shelving above and a deep larder cupboard to the side, and an additional Neff oven. Wooden units, part glazed, line each side of the room, and contrast beautifully with the tiled flooring, while offering housing for the integrated appliances. It is a wonderfully bright space with opening ceiling Velux windows and double aspect windows, one of which is cleverly placed above the double sink.

Climbing the stairs to the first floor there are three bedrooms with the principal bedroom bathed in light from its handsome bay window overlooking the common beyond. It also enjoys a luxury ensuite with freestanding bath and wet room shower enclosure.

A wide landing and a modern bathroom with a shower over the bath complete the floor.

Up a further flight of stairs to the second floor are two further bedrooms, one with lots of eaves storage space and the other set up as a home office and a shower room.

Outside the rear garden has an area of lawn edged with pretty flower beds, a paved terrace and side return and wooden fencing on all sides, making it a safe sanctuary for children and pets. A wooden shed provides storage while a wooden gate to the side gives front street access.

This graceful period home offers a luxury family lifestyle that you could move straight in and enjoy. A must see!







**Brick arched storm porch with tiled step, part opaque patterned glazed entrance door with glazed top light, which opens into:**

**Entrance Hallway:** front aspect patterned opaque windows, under stairs storage cupboard with shelving, traditional radiators, wooden flooring, and doors opening into:

**Living Room:** 14'2 x 11'8 front aspect double glazed bay window, alcove mid height fitted cupboards with open wall shelving above, fireplace with cast iron insert, tiled hearth and surround and marble mantle, wooden flooring and traditional radiators.

**Utility/Cloakroom:** side aspect part opaque double glazed window, low level WC, wooden countertop, base level cupboards, space and plumbing for appliance, Belfast sink, fitted cloakroom cupboard with hanging rail, housing the fuse box and cupboard above, fitted cupboard with shelving and cupboard above and flagstone flooring.

**Family Room:** 11'8 x 9'11 rear aspect double glazed window, fireplace with wood burning stove, slate hearth and wooden mantle, alcove open wooden shelf, traditional radiator and opening into:

**Kitchen/Dining Room:** 32'10 x 9'1 side aspect double glazed windows, opening ceiling Velux windows, rear aspect bi-fold doors, traditional radiator, tiled flooring, Rayburn range cooker, fitted larder cupboard with shelving, open wall shelving and space for fridge/freezer. The kitchen boasts eye and base level, part glazed, wooden cabinetry with pull out spice racks, wooden work tops, 2 bowl ceramic sink with mixer tap over, integrated Bosch dishwasher, Smeg 4 ring gas hob, Hotpoint stainless steel extractor, glazed splashback, integrated Neff oven in tall housing unit, wall hung Worcester boiler and opening into:

**Stairs up to first floor landing with doors opening into:**

**Bedroom 1/Principal Bedroom:** 14'2 x 12'11 front aspect double glazed bay window overlooking the street and common beyond, period fireplace, wooden flooring, traditional radiators, and doors opening into:

**En-suite:** front aspect double glazed window with tier-on-tier shutters, freestanding claw feet roll top bath with mixer tap and handheld shower attachment, wooden countertop with wash hand basin with mixer tap over, walk in wet room shower with rainwater shower head, low level WC, heated towel rail and wooden flooring.

**Bedroom 2:** 11'8 x 9'11 rear aspect double glazed window, alcove fitted wardrobe, period fireplace with painted wooden mantle, and traditional radiator.

**Bedroom 3:** 11'8 x 9'1 rear aspect double glazed window, period fireplace with painted wooden mantle, fitted cupboard with hanging rail, shelf and drawers below and traditional radiator.

**Bathroom:** side aspect part opaque windows, panel enclosed bath with wall mounted mixer taps, hand held shower attachment and ceiling rainwater shower head, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, tiled flooring with electric underfloor heating, part tiled walls and heated towel rail.

**Stairs up to second floor landing with doors opening into:**

**Bedroom 4:** 13'3 x 12'2 front aspect double glazed window with window seat with storage below, ceiling loft access hatch and radiator.





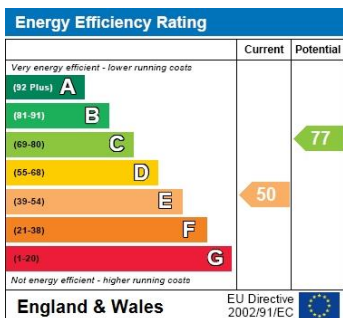
GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.7 sq.m.) approx.



2ND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.5 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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**Bedroom 5:** 10'5 x 7'11 rear aspect double glazed window, walk in eaves storage cupboard with radiator and housing the hot water tank, with access into boarded loft and additional eaves storage cupboards.

**Shower Room:** side aspect Velux window, pedestal wash hand basin with mixer tap, low level WC, tile effect laminate flooring, walk in shower cubicle with wall mounted shower attachment, and heated towel rail.

**Outside:** The house is set back from the road behind a low brick wall with planting behind, brick columns, a tiled pathway leading to the porch and entrance and a wooden gate to the side with access to a wooden gate giving rear garden access. At the rear there is a paved terrace at the back of the dining room and a paved area to the side of the house with a wooden shed, space for bin storage and front road access. Paved steps lead up to an area of lawn with perimeter flower beds stocked with a mix of flowers, plants and shrubs and there are some trees giving a pretty country garden feel. There is wooden fencing with trellising above on all sides.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band E (£2,405.00) / EPC: E (50)

**Area Information:** Southborough Common, 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 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 35-minute journeys.





