

1 Glenmore Place, Southborough Common, Tunbridge Wells





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Substantial Period 4-Bedroom Family Home in Stunning Location

Accommodation Summary

- End of terrace Victorian house
 - 4 bedrooms
 - Sitting room
 - Dining room
 - Drawing room
 - Kitchen
 - Cellar
 - 2 bathrooms
- Courtyard garden
- Original period features



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Sat in a picturesque setting, this beautiful wisteria clad home oozes Victorian charm and period architectural detailing.

It is nestled quietly in its woodland surroundings and enjoys the best of both worlds with local shops, excellent transport links and first-class schools on its doorstep.

The house enjoys open views of Southborough Common opposite which is a peaceful area of outstanding natural beauty. The woodland beyond has a labyrinth of footpaths twisting and winding up behind the Church and village cricket green to the side.

The home's striking exterior and traditional Victorian tiled path entices you in. The part glazed entrance door dapples light onto the hallway's wooden flooring.

First on your right is the sitting room. It is spacious with a large sash window, flooding the room with sunshine and green views. A handsome fireplace, high ceiling and decorative period features makes this a charming, welcoming space.

Along the hallway and behind is the elegant dining room with a large sash window and a high ceiling, providing an inviting dining experience.

At the far end is the bright dual aspect kitchen which enjoys access into the courtyard garden. Cream cabinets offer great storage with pan drawers and larder cupboards topped with counter tops. There is an integrated Miele oven with a 4 ring gas hob and extractor above and space and plumbing for additional appliances.

There is a good-sized cellar providing useful storage space.

Climbing the stairs to the first floor, an elegant drawing room to the front spreads graciously across the width of the house. It enjoys leafy common views from its windows which bathe the room in light. A spectacular marble fireplace adds character and warmth to the room in the colder months.

Next door, the beautiful principal bedroom's high ceiling and period fireplace makes it a very romantic space.

A wide landing, two bright bathrooms, one with utility facilities, complete the floor.

Up a further flight of stairs to the second floor, there are three bedrooms, two of which are generous doubles and all with large windows offering spectacular views.

This handsome period home is screened from the common by traditional iron railings and a lawned front garden with pretty planting. The rear paved courtyard garden is perfect for a small table and chairs for your morning coffee.

This wonderful family home is in a sought-after location and in the catchment area for all the first-class schools. A must see!





Covered entrance storm porch to part glazed entrance door with glazed top light panel above, which opens into:

Entrance Hallway: wooden flooring, radiator and doors opening into:

Sitting Room: 14'3 x 13'9 front aspect sash window overlooking the common, cast iron insert fireplace with tiled hearth, tiled surround and marble mantle, alcove open shelving, wooden effect flooring and radiator.

Dining Room: 12'4 x 9'11 rear aspect sash window overlooking the courtyard garden, wooden flooring and radiator.

Kitchen: 11'6 x 11'1 rear and side aspect windows, side aspect part glazed door giving access to the courtyard garden. The kitchen boasts cream cabinetry, providing plenty of storage with pan drawers and larder cupboards, a pull-out bin and countertop surfaces. There is a sink with mixer tap over placed underneath the side window, integrated Miele oven, Bosch 4 ring gas hob, stainless steel extractor, space and plumbing for a dishwasher, space for a fridge/freezer, wooden effect flooring with underfloor heating and radiator.

Stairs down to:

Cellar: 18'9 x 13'3 housing the boiler, with space for storage, light and electricity.

Stairs up to first floor landing with rear aspect window, radiator, airing cupboard housing the water cylinder with shelving for linen and doors opening into:

Drawing Room: 18'9 x 13'9 front aspect sash windows, marble fireplace with tiled hearth and surround and cast iron insert, wooden flooring and radiators.

Bedroom 1/Principal Bedroom: 12'4 x 9'11 rear aspect sash window, wooden flooring and radiator.

Bathroom 1: rear aspect window, low level WC, panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin and cupboards under, space and plumbing for washing machine, heated towel rail, loft access ceiling hatch, part tiled walls and wooden flooring.

Bathroom 2: side aspect window, wall hung wash hand basin, panel enclosed bath with mixer tap and hand held shower attachment, low level WC, part tiled walls and tiled flooring.

Stairs up to 2nd floor landing with rear aspect window, fitted cupboard with shelving, fitted wardrobe with hanging rail and shelving, radiator, ceiling loft access hatch and doors opening into:

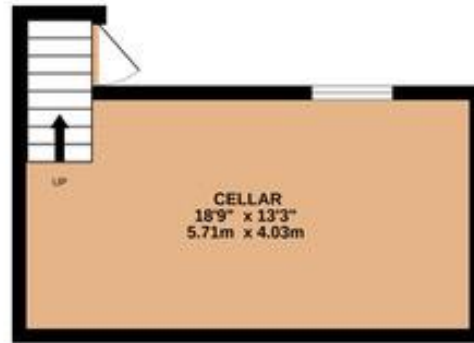
Bedroom 2: 13'9 x 12'4 front aspect sash window, feature fireplace with tied surround, hearth and mantle, and radiator.

Bedroom 3: 12'4 x 9'11 rear aspect sash window, feature fireplace with mantle and radiator.

Bedroom 4: 9'8 x 6'5 front aspect sash window and radiator.



LOWER GROUND FLOOR
197 sq.ft. (18.3 sq.m.) approx.



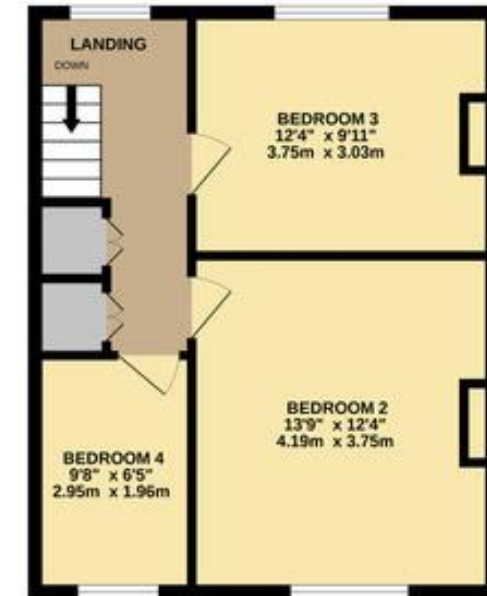
GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Outside: the house is set back from the common beyond a wrought iron fence and gate with an area of lawn and stocked flower beds behind. A traditional tiled front path leads to an open arched storm porch. The rear east facing paved courtyard garden is accessed via a wooden gate to the side and via the kitchen. It is perfect for summer dining and has an inbuilt storage cupboard.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,030.00)

EPC: D (55)

Area Information: Southborough Common, Tunbridge Wells, Kent

Southborough Common 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. Like the house, Southborough Common opposite the house, is in 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.



