

41 Prospect Road, Southborough, Tunbridge Wells





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Pretty Period 4-Bedroom Family Home With Large Garden And Parking

Accommodation Summary

- Detached Victorian house
 - 4 double bedrooms
 - 2 bathrooms
 - Living room
- Family room/home office
- Kitchen/dining room
 - Large garden
- Garage and long tandem driveway
- Walking distance to popular schools
- Sought after village location



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This handsome Victorian house, lovingly owned by the same family for over three decades, offers spacious and flexible accommodation in a sought after road, close to popular schools.

With local shops and excellent transport links on its doorstep, it enjoys the best of both worlds as it is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside.

Set back from the road behind a low wall with brilliant red hedging above, this double bay fronted house delivers plenty of kerb appeal.

A block brick driveway sits neatly to the side with double wooden gates opening onto a long tandem driveway, which runs down to the garage at the back of the garden, providing plenty of parking.

A part glazed entrance door opens into a welcoming entrance hall, with rooms running off it at every angle and access into the cellar below. It has been tanked and has a window to the front, making it a very usable space.

First on the right the open plan living room is flooded with light from its deep bay window, electric blinds providing sleek privacy. A fireplace with wood burning stove adds homely warmth and the room stretches seamlessly to the rear, offering plenty of living and entertaining space. Glazed sliding doors open into the conservatory behind.

The sun-drenched conservatory with wrap around glass and a glazed roof is the perfect spot to relax in and enjoy glorious garden views, with French doors opening into the garden.

On the left of the entrance hall is the family room. It is currently set up as a home office, but it is large enough to redefine and remodel the space, depending on your needs.

Returning to the hallway, past a useful guest cloakroom with showering facilities, is the bright kitchen/dining room at the back of the house. It delivers wonderful cooking facilities with plenty of cabinets providing ample storage space, with a sink under the window letting you watch the children play as you prepare dinner. For family and dining there is lots of space with the room stretching into an area perfect for a dining table and chairs, with a fitted dresser unit behind. A door leads into the conservatory for easy access into the garden.

The first floor boasts four double bedrooms, all with large windows making them bright and welcoming spaces. The two front bedrooms have fitted wardrobes and feature fireplaces.

A modern family bathroom with a shower over the bath completes the floor.

Outside, the sunny broad garden is laid mainly to lawn with mature flowers, shrubs and trees framing its boundaries. It is fully enclosed offering a safe sanctuary for children and pets and has a paved terrace at the rear of the house, perfect for summer dining, and a wonderful raised decked seating area at the rear. There are two wooden sheds and a detached garage offering lots of storage options and a block brick driveway which runs the length of the garden from front to back, providing plenty of parking.

This fabulous home delivers character, space, and a family friendly style of living in a sought-after location making it perfect for families with professional needs. A must see!





Part opaque glazed entrance door which opens into:

Entrance Hall: opaque glazed top light panel, wooden effect flooring, open recess with space for coats, radiator, stairs rising to first floor, stairs down to the cellar, and doors opening into:

Living Room: 24'10 x 12'2 front aspect double glazed bay window with electric blinds, fireplace with multi-fuel wood burning stove and brick hearth, alcove open shelving, fitted wall shelving, radiators and glazed sliding doors opening into:

Conservatory: 9'10 x 8'7 side and rear aspect double glazed windows, glazed roof, French doors opening into the garden, wooden effect flooring, fitted base level cupboard with countertop and under counter space for an appliance and door opening into the kitchen.

Family Room/Home Office: 13'5 x 12'2 front aspect double glazed window, fitted cupboard with shelving and radiator.

Cellar: 14'2 x 13'5 tanked with front aspect double glazed window into lightwell.

Inner hallway with tiled flooring, space for coats and shoes, glazed door opening into the kitchen and door opening into:

Shower Room: low level WC, pedestal wash hand basin, shower cubicle with Triton wall mounted shower attachment, tiled flooring and extractor fan.

Kitchen/Dining Room: 19'7 x 17'5 rear aspect double glazed windows, side aspect part glazed door opening into the conservatory, space for a range oven, extractor fan, integrated dishwasher, space for fridge/freezer, 1 ½ stainless steel sink with mixer tap with filtered water connection and drainer, additional stainless steel bowl sink with mixer tap, utility cupboard with space and plumbing for appliances, fitted pantry cupboard with cupboard above, tiled splashback, tiled flooring and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units.

The dining area has ample room for a table and chairs, a fitted cupboard and part opaque glazed dresser unit with door opening into the entrance hallway.

Stairs up to first floor landing with front aspect double glazed window, radiator, ceiling loft access hatch opening into the part boarded and fully insulated loft with drop down ladder and doors opening into:

Bedroom 1: 15'1 x 10'11 front aspect double glazed bay window with electric blinds, feature fireplace with painted mantle, fitted wardrobes with hanging rails and cupboards above and radiator.

Bedroom 2: 13'5 x 10'11 front aspect double glazed window, feature fireplace with painted mantle, fitted wardrobes with hanging rails, shelves and cupboards above and radiator.

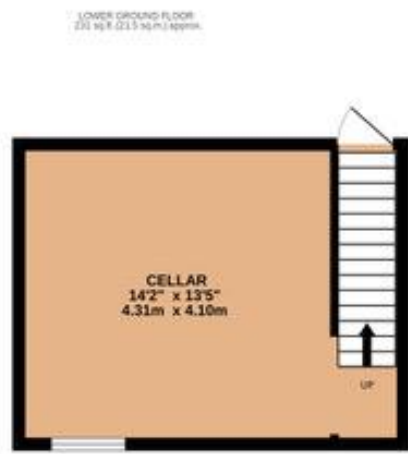
Bedroom 3: 11'2 x 9'10 rear aspect double glazed window overlooking the garden, airing cupboard housing the water cylinder with shelving for linen and radiator.

Bathroom: rear aspect opaque double glazed window, shower panel enclosed bath with mixer tap, wall mounted shower attachment and folding glass shower screen, vanity unit with wash hand basin with mixer tap, countertop and cupboards, low level WC, heated towel rail, part tiled walls and tiled flooring.

Bedroom 4: 10'5 x 9'10 side aspect double glazed window and radiator.

Outside: to the front of the property is a low brick wall with Photinia Red Robin hedges above, a wooden pedestrian gate opening onto block brick paving with an off road driveway to the side and double wooden gates giving further driveway and rear garden access. To the rear is an east facing garden laid mainly to lawn with a paved terrace area at the rear of the house, a raised decked seating area at the back, a log store, two wooden sheds and a detached garage. It is fenced at all perimeters with a variety of mature trees and stocked flower beds edging the lawn.





TOTAL APPROX AREA EXCLUDING GARAGE 173.7SQ.M

TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Garage: 16'4 x 9'6 front aspect up and over door, side aspect window, lighting, and electricity.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£2,966.58)
EPC: D (62)

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 Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Prospect Road. The Yew Tree and Ridgewaye Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated north 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. Prospect Road is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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. There is also a luxury coach service, which drops up and collects near to the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



