

75 London Road, Southborough, Tunbridge Wells





# 75 London Road, Southborough, Tunbridge Wells TN4 0NS

*Spacious 6-Bedroom Period House With Development Opportunities in Sought After Area*

## **Accommodation Summary**

- Semi-detached period property with development opportunities
  - 6 bedrooms
  - Living room
  - Dining room
  - Kitchen/breakfast room
  - Separate utility room
  - 2 bathrooms
  - Cellar
- Garden, driveway and detached garage
- Sought after location and close to good schools



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This wonderful period property with original features and development opportunity, is screened from the road and set back by a long driveway, with parking for multiple cars.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs.

The gravelled driveway winds up past a lawned front garden with planting to the entrance door, placed neatly to the side.

A detached garage to the side offers storage with a wooden gate giving rear garden access.

The entrance door opens into the porch, with an original stained-glass window to the side, into the wide entrance hallway. With its high ceiling, original pine coving and mahogany handrail you get a real sense of the majestic period of the house.

On the left is the living room with its shuttered windows overlooking the driveway. A featured fireplace frames the chimney breast and there is plenty of room for furniture.

Opposite is the dining room with double aspect windows one of which is a square bay to the side. It is conveniently placed next to the kitchen and enjoys a feature fireplace with an original stone surround.

Through a lobby area which could easily be opened to the side for easy access into the hall and cellar below, is the kitchen/breakfast room.

It is a bright room with two windows to the side, one above the double sink, with an abundance of storage and a breakfast bar with space for bar stools for your morning coffee. There is an integrated dishwasher, induction hob and oven and plenty of countertop space.

Behind is the separate utility room with more storage cupboards, space and plumbing for appliances and a door for rear garden access. There is also connectivity for toilet facilities, should you wish to instal one during your remodel.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, and a bathroom.

A further flight of stairs takes you up to the second floor.

Outside the rear garden is walled at all perimeters making it a safe sanctuary for children and pets. It is mainly lawned with mature stocked beds, a vegetable patch, herb garden, a wooden shed, greenhouse and a paved terrace for a table and chairs.

This house gives you a fantastic opportunity to modernise it to suit your own taste and needs. It also has huge potential to create the perfect home for a young family. A must see!



**Entrance door which opens into:**

**Porch:** side aspect window with original stained-glass with external secondary glazing, space for shoes and opening into:

**Entrance Hall:** stairs up to first and second floors with original mahogany handrail and original spindles, original pine coving, radiator and glazed door opening into:

**Inner Lobby:** with space for coats and a partition wall that could be opened to give direct access into the kitchen and stairs down to:

**Cellar:** 17'8 x 15'9 (requires tanking).

**Living Room:** 15'9 x 14'5 front aspect double glazed windows with original shutters, feature fireplace with tiled surround and electric fire and mantle, alcove open wall shelving and radiators.

**Dining Room:** 20 x 15'1 side aspect square bay window with secondary glazing, triangular rear window with secondary glazing, alcove open wall shelving, feature fireplace with original stone surround and hearth and electric fire, radiators and door opening into:

**Inner Lobby:** with space for an appliance and opening into:

**Kitchen/Breakfast Room:** 23'9 x 8'10 side aspect double glazed windows, tiled flooring, tiled splashback, space for fridge/freezer and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units, part glazed, with a wine rack. There is an integrated oven, 4-ring induction hob, extractor, integrated dishwasher, 2 bowl stainless steel sink with mixer tap over and a breakfast bar with space for up to 4 bar stools.

**Utility Room:** 8'10 x 4'7 eye and base level cupboards, space and plumbing for appliances, connection for toilet facilities, countertop and side aspect door opening into the garden.

**Garden Room:** 15'9 x 8'10

**Stairs up to first floor landing with front and side aspect windows and doors opening into:**

**Bedroom 1:** 15'9 x 14'5 front aspect double glazed windows, original ceiling rose, cornicing and radiator.

**Bathroom:** rear aspect opaque double glazed window, corner bath with mixer tap and handheld shower attachment, vanity unit with wash hand basin above and cupboard under, low level WC, bidet, wooden effect flooring, part tiled walls and radiator.

**Bedroom 3:** 15'9 x 13'4 rear aspect double glazed window, fitted cupboard with hanging rail and shelf, radiator and door opening into:

**Bedroom 4:** 16'2 x 8'10 rear and side aspect windows, fitted cupboard and radiator.

**Stairs up to second floor landing with fitted cupboard, ceiling lift access hatch into boarded and insulated loft and doors opening into:**

**Bedroom 2:** 14'5 x 14'1 front aspect double glazed windows, 2 fitted wardrobes with hanging rails and shelves and radiator.

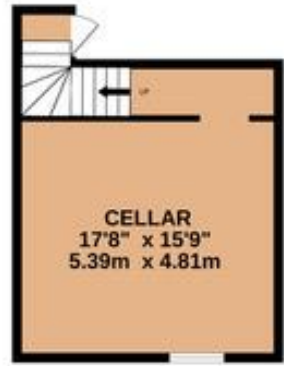
**Cloakroom:** side aspect opaque double glazed window, vanity unit with wash hand basin and mixer tap over and cupboard under, low level WC, laminate flooring and radiator.

**Bedroom 6:** 10 x 7'6 rear aspect double glazed window and radiator.

**Shower Room:** shower cubicle with wall mounted shower attachment, heated towel rail, slimline vanity unit with wash hand basin and mixer tap over and cupboard under, tiled walls, linoleum flooring and fitted cupboard with shelving for linen.



LOWER GROUND FLOOR  
299 sq.ft. (27.5 sq.m.) approx.



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



1ST FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



2ND FLOOR  
683 sq.ft. (63.1 sq.m.) approx.



ENTRANCE FLOOR  
152 sq.ft. (14.1 sq.m.) approx.



TOTAL APPROX AREA EXCLUDING GARAGE 253.6 SQ.M.

TOTAL FLOOR AREA : 2881 sq.ft. (267.7 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Bedroom 5:** 19`4 x 8`10 rear aspect double glazed window, fitted cupboard with hanging rail and shelf and radiator.

**Outside:** To the front is a low brick wall with fencing and hedging above and a gravelled driveway with parking for multiple cars. There is an area of lawn in front of the house with trees and stocked flower beds and hedging on the other side of the driveway which winds down to the detached garage at the rear and a wooden gate for rear garden access. At the rear is a garden mainly laid to lawn with a paved terrace, mature stocked flower beds, herb garden, vegetable patch, greenhouse and wooden shed.

**Garage:** 15`5 x 9`10 front aspect door and side aspect window.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band G (£3,420.00) / EPC: E (54)

**Area Information:** Southborough, Tunbridge Wells, Kent

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 the house. 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 towards the house`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. The property 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.



