

14 Prospect Road, Southborough, Tunbridge Wells





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Pretty period 3-bedroom house with no onward chain

Accommodation Summary

- Semi-detached Victorian house
 - 3 double bedrooms
- Open plan living/dining room
 - Kitchen
 - Bathroom
 - Garden
- Period features
- Walking distance to popular schools
 - Sought after village location
 - Chain free



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This beautiful home is set on a popular road within walking distance of the local primary school, local shops and mainline station. It is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside.

Its double bay red brick exterior delivers plenty of kerb appeal, with a traditional tiled pathway leading up to its covered entrance door.

Stepping into the entrance hallway the Victorian proportions are immediately apparent and there are under stair cupboards, one with plumbing for an appliance, to keep the space clutter free.

First on the left is the open plan living/dining room which offers fantastic family living and entertaining space.

The living area at the front is flooded with light from its bay window and a fireplace adds warmth in the colder months.

The warm wooden flooring stretches into the dining room behind, which given its layout and size is a very versatile space. It has French doors at the rear providing garden access.

Returning to the hallway at the back is the modern kitchen. Cream cabinets topped with warm wooden countertops wrap around the room offering storage space and housing integrated appliances, making it a cook's dream. A Belfast sink sits under one of its dual aspect windows, flooding the room with light.

Climbing the stairs to the first floor there is a family bathroom with a separate shower cubicle and a freestanding bath, and two double bedrooms.

The primary bedroom at the front stretches the width of the house and enjoys fitted wardrobes and a period feature fireplace.

Up a further flight of stairs to the second floor is a further large bedroom with dual aspect windows, wooden flooring and a wall of bespoke cabinetry.

Outside the garden has a paved terrace with a wooden pergola providing shade at the rear of the house, an area of lawn, pretty stocked flower beds and a wooden shed. The garden is enclosed on all sides, making it safe for children and pets, and there is a side gate for street access.

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



Storm porch with tiled base and part opaque glazed entrance door opening into:

Entrance Hall: glazed top light, under stair storage cupboards one with space and plumbing for the washing machine and housing the boiler, one with a side aspect opaque window and electricity for an appliance and one with shelving, wall hanging space for coats, wooden flooring, radiator, and doors opening into:

Living/Dining Room: 26`5 x 12`2 front aspect bay window, fireplace with wooden mantle, tiled surround, stone hearth and cast iron fire basket, wooden flooring, radiator and opening into dining room: rear aspect French doors opening into the garden, wooden flooring and radiator.

Kitchen: 10`2 x 7`5 side and rear aspect windows, wooden countertops, butler sink with mixer tap, integrated Hotpoint dishwasher, integrated fridge/freezer, 4 ring gas hob, integrated Neff oven, stainless steel extractor fan, tiled splashback, and radiator. The kitchen has plenty of cream eye and base level units some open shelving, and tiled flooring.

Stairs up to first floor landing with side aspect window and doors opening into:

Bathroom: side aspect opaque window, freestanding roll top bath, low level WC, pedestal wash hand basin, heated towel rail, corner shower cubicle with rainwater shower head, tile effect flooring, part tiled walls and radiator.

Bedroom 1: 15`8 x 14`2 front aspect bay window, period fireplace, fitted wardrobes with hanging rails, shelves and drawers with cupboards above and radiator.

Bedroom 2: 12`11 x 9`7 rear aspect window, open wall shelves and radiator.

Stairs up to second floor landing with rear aspect double glazed window and door opening into:

Bedroom 3: 19`11 x 14`11 front aspect Velux windows with blinds, rear aspect double glazed windows, wall of bespoke fitted base level cupboards with open shelving and countertops and open wall shelving, wooden flooring and radiator.

Outside: to the front is a low height wall with hedging above and a gravelled area behind with some planting, and an iron gate with a tiled pathway to the front entrance door. A side aspect wooden gate gives rear garden access. To the rear is a paved terrace with a wooden pergola with climbing plants, an area of lawn, stocked flower beds and a wooden shed. It is fully enclosed on all sides by wooden fencing.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,030.00)

EPC: E (54)



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1237sq.ft. (114.9 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 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 a short walk from 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.

