

8 Vale Road, Southborough, Tunbridge Wells





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Period 4-bedroom house in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 4 bedrooms
 - Living room
- Kitchen/dining room
 - Bathroom
- South-west facing courtyard garden
- Walking distance to popular schools
 - Sought after village location
 - Chain free



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This beautiful period home is arranged over three floors and has been sympathetically renovated to create elegant and spacious accommodation.

Set back from the road by a low wall, a handsome red brick exterior and double bay windows provide plenty of kerb appeal.

An entrance door to the side welcomes you in, with doors opening into the living areas either side.

To your left, at the front of the house, is the spacious living room. It is flooded with light from the generous bay window and has plenty of room for deep sofas. A feature chimney breast offers the opportunity to install a working fire and there are fitted cupboards and open wall shelves.

Opposite is the kitchen/dining room which is streamlined and well equipped with warm wooden effect work surfaces topping cream cabinetry and a larder cupboard with open shelving with a wine rack to the side creating a country kitchen feel. There is plenty of room for a table and chairs and rear access into the garden.

Climbing the stairs to the first floor there are two bedrooms and a bathroom with a shower over the bath.

The principal bedroom at the front extends the width of the house and its décor, fitted wardrobes and graceful proportions give a very tranquil feeling.

A further flight of stairs takes you up to the second floor with two further double bedrooms either side, both with large windows and feature period fireplaces.

Outside the garden has a paved terrace at the rear of the house, perfect for summer dining, with a gate to the side providing front street access.

This fantastic family home is a short walk from first class grammar schools and excellent travel links and is being sold chain free. A must see!



Opaque part glazed entrance door which opens into:

Entrance Hall: opaque glazed top light, stairs rising to the first floor, and doors opening into:

Living Room: 13`13 front aspect double glazed bay window, open wall shelving, fitted cupboard with shelving, fitted cupboard housing the fuse box, and radiator.

Kitchen/Dining Room: 13 x 12`11 rear aspect double glazed window, rear aspect part glazed door opening into the garden, wooden effect countertops, 1 ½ stainless steel sink with drainer and mixer tap, integrated washer/dryer, integrated oven with electric 4 ring hob above, stainless steel extractor and splashback, integrated fridge/freezer, integrated dishwasher, under stair cupboard, open shelving with wine rack and radiator. The kitchen has eye and base level units, a larder cupboard and tile effect linoleum flooring.

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

Bedroom 1: 13 x 13 front aspect double glazed bay window, fitted cupboard with shelving and cupboard above, fitted wardrobe with double hanging rails, shelf and cupboard above, open wall shelving and radiator.

Bathroom: side aspect opaque double glazed windows, panel enclosed bath with mixer tap and wall mounted shower attachment with folding glass shower screen, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls and tile effect linoleum flooring.

Bedroom 4/Home Office: 10`6 x 8`5 rear aspect double glazed window, period fireplace, fitted cupboard with shelving and cupboard above, fitted airing cupboard housing the water cylinder with shelf for linen and hanging rail and radiator.

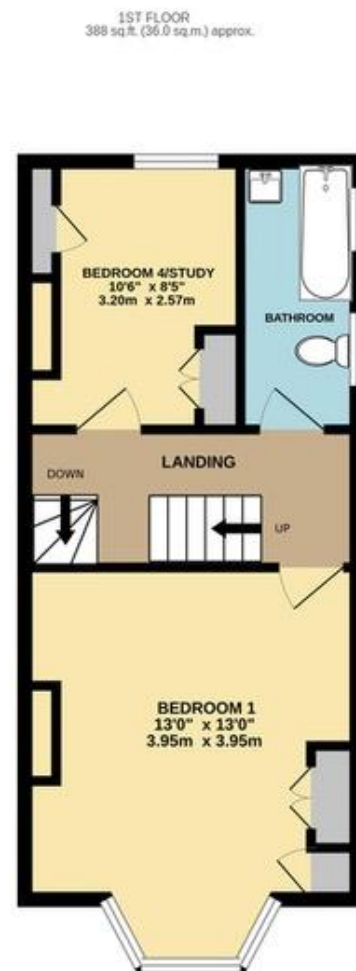
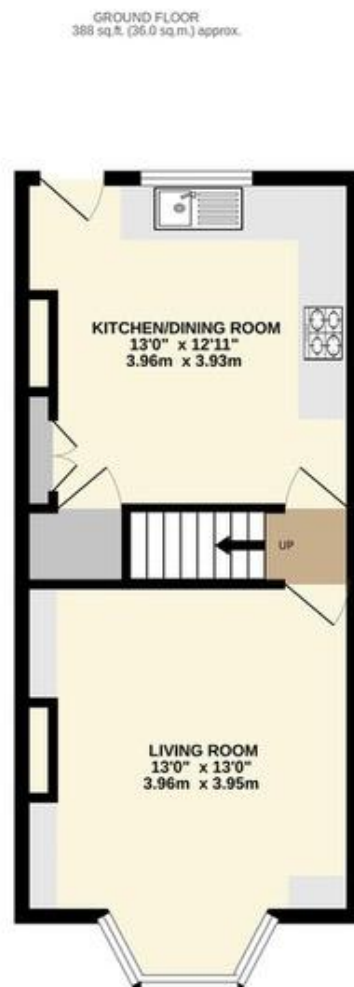
Stairs up to the second floor with doors opening into:

Bedroom 2: 13 x 10`10 side aspect double glazed window, period fireplace, ceiling loft access hatch and radiator.

Bedroom 3: 13 x 8`6 side aspect double glazed window, fitted wardrobe with hanging rail, shelf and cupboard above, period fireplace, open wall shelf and radiator.


Outside: to the front is a low height wall with a decorative stone flower bed behind, paved pathway to the side and a rear metal gate giving garden access. To the rear is a paved courtyard garden which is fully enclosed on all sides by wooden fencing.





TOTAL FLOOR AREA : 1038 sq.ft. (96.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,161.24)

EPC: D (61)

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 Vale Road. The Yew Tree and Ridgeway 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. Vale 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.



