

28 Vale Road, Southborough, Tunbridge Wells





28 Vale Road, Southborough, Tunbridge Wells TN4 0QH

Substantial 5-bedroom period house in sought after location

Accommodation Summary

- Mid terrace Victorian house
 - 5 bedrooms
 - Living room
 - Family room
 - Kitchen/dining room
- Bathroom and separate shower room
 - Garden with street access
 - Period features
 - Sought after location
- Close to popular schools and excellent transport links



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This pretty wisteria clad home, with woodland walks and open countryside on its doorstep, is also a short walk from local shops, sought after schools and excellent transport links.

Lovingly owned by the same family for nearly three decades, it offers spacious and flexible accommodation over three floors, making it ideal for a growing family.

The entrance hallway, with useful under stair cupboard to keep the space clutter free, is brightened by its beautiful stained glass front door.

First on the right is the living room. It is effortlessly elegant with a large window flooding the room with light and a traditional fireplace adding character and warmth in the colder months.

Behind is the family room, which is welcoming and spacious, providing plenty of room for family sofas.

Returning to the hallway and at the rear is the kitchen/dining room that delivers wonderful cooking facilities and garden views. Warm wooden flooring and countertops contrast beautifully with painted cabinetry and neutral walls. Dresser units with open shelving and cupboards below wrap around the room with additional units housing integrated appliances and offering space to add more. It is a bright room with double aspect windows, ceiling Velux windows and glazed doors opening into the garden. There is plenty of space for a table and chairs.

Climbing the stairs to the first floor, there are three bedrooms, two of which are generous doubles, and all with painted wooden flooring and large windows. Bedroom five would make a perfect home office.

The bathroom and separate shower room on this floor both enjoy natural light and offer storage under the basins.

Up another flight of stairs to the second floor there are two further double bedrooms, with the principal bedroom's generous proportions offering you versatile use dependant on your needs. It could easily be used as a large home office, games room for the teenagers or younger children's playroom.

Outside, the garden is safely enclosed for children and pets. A pathway winds down to the rear of the garden flanked by mature stocked flower beds with a variety of plants, shrubs, and trees. A gravelled terrace, perfect for seating is at the rear with street access through a wooden gate to the side.

This fantastic family home is welcoming, spacious, and well-presented; perfect to move in straight away. It also offers you the opportunity to remodel to suit your own needs. A must see!





Brick arched porch with part opaque stained glass entrance door, which opens into:

Entrance Hall: glazed top light, wooden flooring, under stair cupboard housing the water tank, and with hanging space for coats and storage space, radiator in decorative cover and doors opening into:

Living Room: 14'10 x 12'4 front aspect window, fireplace with marble mantle, tiled surround and hearth, fitted alcove open shelving, wooden flooring and radiator.

Family Room: 12'10 x 12'3 rear aspect window, opening in chimney breast, fitted alcove open shelving, wooden flooring, and radiator in decorative cover.

Kitchen/Dining Room: 16'5 x 13'1 rear and side aspect windows, rear aspect Velux windows, rear aspect glazed doors opening into the garden, Belfast sink with mixer tap, tiled splashback, fitted cupboard with shelving, opening in chimney breast with tiled surround and shelving, space for fridge/freezer, space for range oven, stainless steel extractor, space for tumble dryer, space and plumbing for washing machine and dishwasher, and wooden flooring. There are a range of painted wooden dresser units with drawers, open shelving and cupboards, base level units and wooden counter tops. There is space for a table and chairs.

Stairs up to first floor landing with painted wooden flooring, radiator and doors opening into:

Bedroom 5/Home Office: 13'1 x 7'4 rear aspect window, period fireplace, painted wooden flooring, boiler, and radiator.

Bathroom: side aspect opaque window, wooden panel enclosed bath with handheld shower attachment and mixer tap, concealed cistern WC, vanity unit with wash hand basin and cupboard under, heated towel rail, part tiled walls and tiled flooring.

Bedroom 3: 12'10 x 12'3 rear aspect window, period fireplace with tiled surround and mantle, fitted wardrobe with hanging rail and shelf, painted wooden flooring and radiator.

Bedroom 2: 12'8 x 12'4 front aspect window, open wall shelving, fitted wardrobe with hanging rail and shelf, period fireplace with tiled surround, painted wooden flooring and radiator.

Shower Room: front aspect window, concealed cistern WC, shower cubicle with wall mounted shower attachment, heated towel rail, vanity unit with wash hand basin and mixer tap and cupboard under, wooden vanity shelf and tiled flooring.

Stairs up to second floor with doors opening into:

Bedroom 4: 13'1 x 11'9 rear aspect window, period fireplace and painted wooden flooring.

Bedroom 1: 17'10 x 15'7 front aspect Velux window, eaves storage, period fireplace, painted wooden flooring and open wall shelves.

Outside: To the front is a low wall with decorative stones and planting behind, climbing wisteria and paved steps up to the entrance door. To the rear is an area of paving at the back of the house and to the side with bin and log storage space. A block brick and paved pathway leads to the rear with stocked flower beds either side with a variety of plants, shrubs, and trees. There is a gravelled terrace for seating at the rear and a side aspect pathway leading to a wooden gate for street access. The garden is enclosed by a mix of high hedge and wooden fenced perimeters.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL APPROX AREA 167.5 SQ.M

TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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 E (£2,610.00)

EPC: D (55)

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 Common, situated towards Vale Road'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. 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, 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. There is also a luxury coach service, which drops and collects at a bus stop close to the property on the London Road, which travels straight to Canary Wharf, the City, the 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.

