

108 Springfield Road, Southborough, Tunbridge Wells





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Sophisticated stylish 3-bedroom period house in sought after location

Accommodation Summary

- Mid terrace Victorian house
- 3 double bedrooms, 1 en-suite
 - Living Room
- Kitchen/Breakfast/Dining Room
- Bathroom, en-suite shower room and lower ground floor toilet
 - Boot room
- Landscaped garden
- Period features
- Walking distance to popular schools and excellent transport links
- Sought after village location



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This beautiful home oozes Victorian charm whilst delivering a family friendly contemporary style of living.

Arranged over three floors, it offers versatile accommodation, with the potential opportunity to extend further into the loft.

A handsome part red brick exterior is set back from the road behind a low brick wall with iron railings above. A tiled pathway entices you up to its canopied porch with another set of stone steps taking you down to the informal family entrance.

The entrance hallway is brightened by its part glazed door, with an open recess with fitted shelving to keep the space clutter free.

To the left, light pours into bedroom three through its shuttered window. It is currently set up as a home office, but it is also a double bedroom, depending on your needs.

Behind is the principal bedroom with graceful proportions that give a very tranquil feeling. Soothing tones, additional light from a rear Velux window and a contemporary en-suite make it a restful retreat. A wall of fitted wardrobes offer wonderful storage.

Climbing the stairs to the first floor, brightened by a mid-stair window, there is another generous double bedroom and a bathroom.

Bedroom two extends the width of the house and its windows flood the room with natural light. A period fireplace adds charm and there is fitted storage too.

Next door the family bathroom has a separate bath and shower enclosure. A rear window reflects light off its fittings and contemporary tiles for a soothing bathing experience.

Returning to the hallway and taking the stairs down to the lower ground floor you reach a space that is the jewel in this home's crown, the fabulous open plan living, kitchen, dining room. It really is a showstopper both in terms of its size and creative design, with bi fold doors effortlessly extending the living space onto the garden terrace at the rear.

At the front is the living room which is a very welcoming space with a shuttered window, bespoke alcove cabinetry and a wood burning stove to add warmth in the colder months. There is plenty of room for family sofas and although it is cleverly zoned and separate from the kitchen area, its open aspect makes it a very sociable space.

To the side, a boot room with bespoke coat hanging space and drawers for shoes has a door that leads out to the street, perfect for muddy boots and paws.

The luxury Neptune kitchen is streamlined with an impressively long island topped with an oak wooden countertop. There is space for bar stools at the end, open and closed storage, and a home for an integrated Bosh dishwasher, undercounter freezer and double Belfast sinks. It is a cook's dream with a further length of Shaker style cupboards with pull out bins, an integrated under counter fridge and space for a range oven. Larder cupboards with spice racks and other useful storage, as you would expect from a house of this quality, completes the kitchen.

To the side is a useful guest cloakroom and a utility cupboard with neat stacking space and plumbing for appliances.

At the rear fitted cabinetry lines a wall while space for a dining table and chairs sits under a glazed roof lantern. The bi-fold doors behind can lie open, bringing the outside in for delightful dining experiences.

Outside the landscaped garden is a visual delight with paved terracing for summer dining creatively bordered by raised stocked flower beds, adding colour and interest. A eucalyptus tree and a pebbled rear space with fitted seating with storage add to the enjoyment of the pretty garden.

The current owners have beautifully blended modern finishes with traditional features to create a flawlessly finished house that offers a luxury family lifestyle that you could move straight in and enjoy. A must see!



Storm porch with part opaque glass entrance door which opens into:

Entrance Hall: glazed numbered top light window, open recess with fitted shelving, radiator and doors opening into:

Bedroom 3/Home Office: 12'5 x 11'7 front aspect double glazed window with tier on tier shutters, fireplace with stone hearth, period surround and mantle and radiator.

Bedroom 1: 16'7 x 10 rear aspect double glazed window with tier on tier shutters, rear aspect Velux window, fitted double wardrobes with hanging rails and shelves, fitted wall shelves, radiator and door opening into:

En-suite: rear aspect double glazed window with shutters, low level WC, wall hung wash hand basin with mixer tap, walk in shower enclosure with rainwater shower head and handheld shower attachment and Limestone tiled flooring.

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

Bedroom 2: 15'2 x 12'5 front aspect double glazed windows with lower tier shutters, fireplace with stone hearth, period surround and mantle, fitted open wall shelving, fitted wardrobes with hanging rails and shelving and radiator.

Bathroom: rear aspect double glazed window with lower tier shutters, walk in shower cubicle with rainwater shower head and handheld shower attachment, panel enclosed bath, pedestal wash hand basin, low level WC, heated towel rail, radiator, Limestone tiled flooring, and ceiling loft access hatch with drop down ladder into part boarded and fully insulated loft.

Stairs down to lower ground floor and opening into:

Boot Room: front aspect part opaque glazed door opening to street access, Limestone tiled flooring with underfloor heating, fitted coat storage with shelf and drawers, and door opening into:

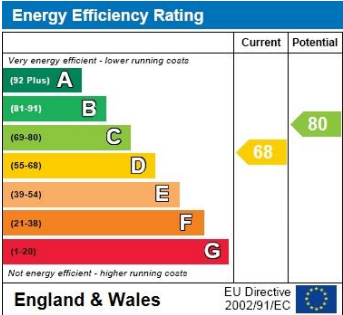
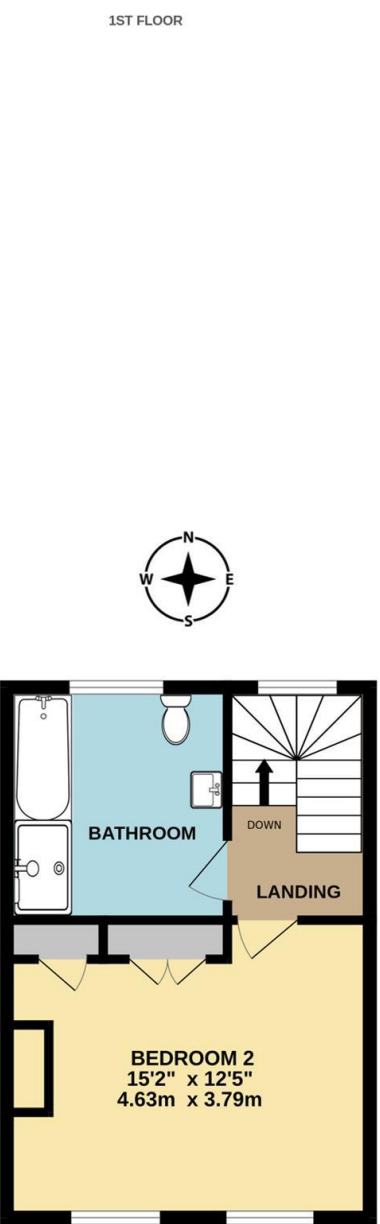
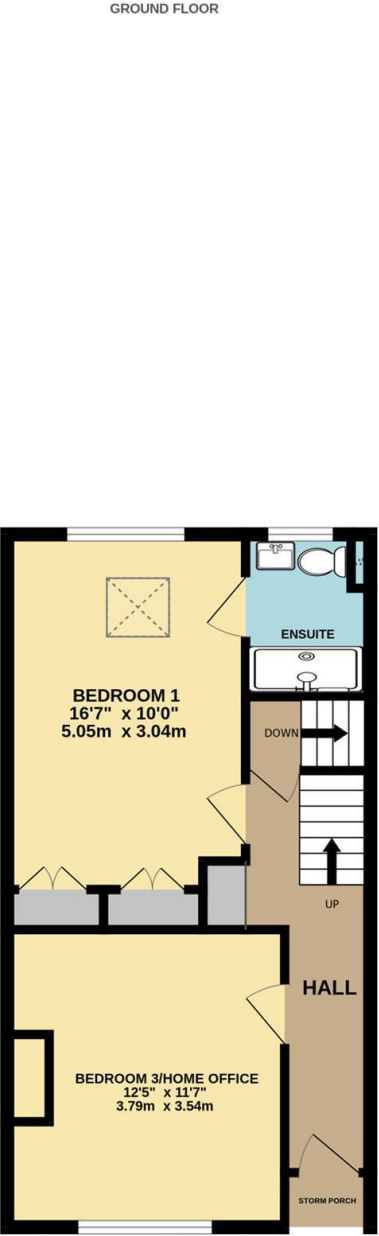
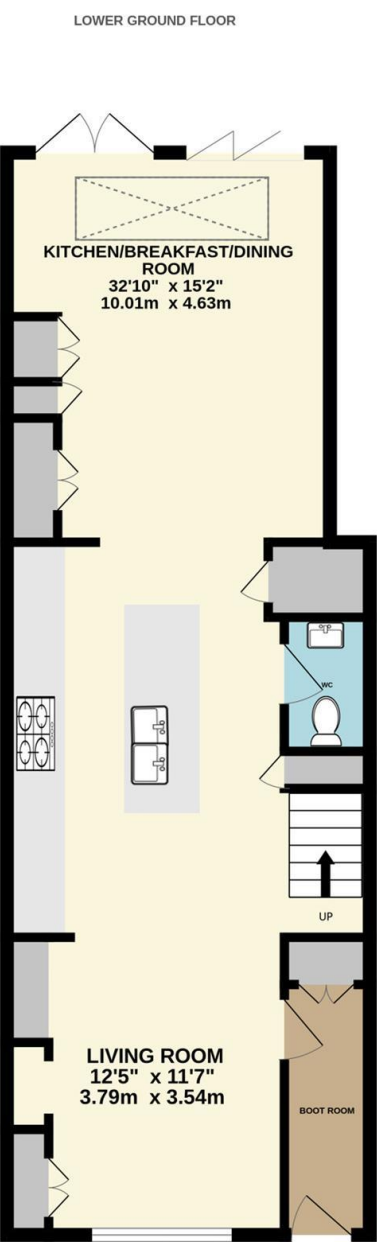
Living Room: 12'5 x 11'7 front aspect double glazed window with tier on tier shutters, fitted alcove cupboard with open shelving above, fitted log store unit, fitted open shelving, wood burning stove with stone hearth, Travertine natural stone tiled flooring with underfloor heating and opening into:

Kitchen/Breakfast/Dining Room: 32'10 x 15'2 rear aspect bi-folding doors opening into the garden, glazed roof lantern, utility cupboard with stacking space and plumbing for appliances, under stair storage cupboard, fitted cupboard and open shelving and log store unit, fitted tall housing storage unit with shelf, and Limestone tiled flooring with electric underfloor heating. The island has double Belfast sinks with mixer tap over, Neptune open shelving, cupboards, drawers, pan drawers, overhang for 2 bar stools, integrated Bosh dishwasher, integrated under counter freezer and oak wooden countertop. There is a space for a range oven, a stainless steel extractor, an integrated under counter fridge and tiled splashback. The Neptune kitchen has plenty of oak wooden worktop space and a good selection of eye and base level units with pan drawers, a pull-out bin, and larder cupboards with spice racks. There is plenty of space for a table and chairs and a door opens into:

Cloakroom: low level WC, wall hung wash hand basin with mixer tap and Limestone tiled flooring with electric underfloor heating.

Outside: to the front is a low height wall with iron railings above and iron gate opening onto paved steps leading up to the front entrance door and stone steps leading down to a secondary entrance door with a block brick area with space for bin storage, wooden sleeper enclosed flower beds and climbing Jasmine. To the rear is a landscaped paved terrace with raised wooden enclosed stocked flower beds, a Eucalyptus tree, a rear pebbled seating area with a fitted bench with storage, and a wooden shed. It is fully enclosed on all sides by wooden fencing.





APPROX TOTAL AREA 1,437 SQ.FT

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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General:
Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£2,135.00)
EPC: D (68)

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 Springfield 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. Springfield 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.

