

50 Speldhurst Road, Southborough, Tunbridge Wells





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Period 2-bedroom cottage with loft room and large garden

Accommodation Summary

- End of terrace Victorian house
 - 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Loft room
 - Large garden
- Walking distance of mainline station and popular schools
- Sought after location



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With period charm and a contemporary feel, this home's painted exterior, shuttered windows, and low wall with decorative stones behind delivers plenty of kerb appeal.

A paved pathway draws you up to its entrance door, placed neatly at the side, with a wooden gate behind for rear garden access.

Its part glazed door welcomes you in, with a useful storage cupboard straight ahead.

On your right the elegant living room is a cosy retreat with its shuttered window exposing street views and flooding the room with light. Its wood burning stove offers warmth in the colder months.

Beyond is the spacious dining room, conveniently placed next to the kitchen, with a large window overlooking the garden and plenty of space for a dining table and chairs.

Opening to the rear is the stylish kitchen which delivers wonderful cooking facilities with an abundance of cream cabinets topped with wooden work surfaces. A sink is thoughtfully placed under the window and there is an integrated oven, microwave, slimline dishwasher, and fridge. Its rear window brings in garden views, with a side aspect part glazed door opening into the garden.

Climbing the stairs to the first floor there are two double bedrooms, both with fitted wardrobes and large windows.

At the back is the modern bathroom with a bath, separate shower cubicle and a window drawing in natural light.

An open set of stairs lead up to the second floor loft room, currently set up as a home office, with eaves storage space front and back.

The spacious garden is fully enclosed providing a safe sanctuary for pets and children. There is a decked terrace, perfect for summer entertaining, and an area of lawn with some planting. It benefits from front street access and a shed for storage.

This wonderful home is beautifully presented and well maintained throughout and is perfect for a young family or professionals due to its fantastic location. A must see!





Part glazed entrance door which opens into:

Hallway: glazed numbered top light window, under stair storage cupboard, wooden flooring, and doors opening into:

Living Room: 12`1 x 10`11 front aspect double glazed window with tier on tier shutters, fireplace with wooden mantle, tiled hearth and wood burning stove, alcove fitted open shelving, alcove fitted low level cupboard, wooden flooring, and radiator.

Dining Room: 12`1 x 9`10 rear aspect double glazed window with tier on tier shutters, tiled flooring, radiator and opening into:

Kitchen: 11`6 x 6 side aspect part glazed door opening into the garden, rear aspect double glazed window, tiled and wooden panelled splashbacks, space and plumbing for washing machine, integrated slimline dishwasher, 5 ring gas hob, stainless steel extractor, integrated Bosch oven, integrated fridge, integrated microwave, and 1 ½ stainless steel sink with mixer tap and drainer. There are a range of cream eye and base level cupboards with wooden counter tops.

Stairs up to the first floor landing with radiator and doors opening into:

Bedroom 1: 12`1 x 10`11 front aspect double glazed window with tier on tier shutters, fitted alcove wardrobes with double hanging rails, period fireplace and radiator.

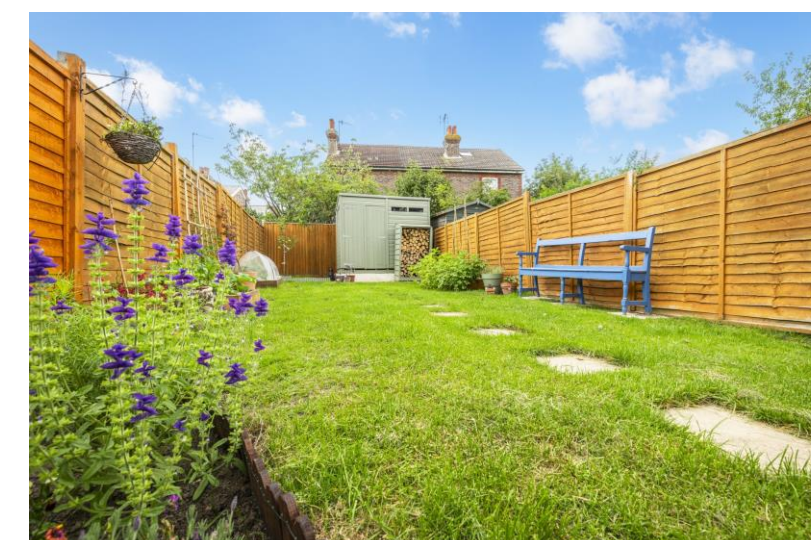
Bedroom 2: 9`10 x 8`10 rear aspect double glazed window with tier on tier shutters, internal high level windows, fitted under stair cupboard with hanging rail and shelf, and radiator.

Bathroom: rear aspect double glazed window with low level shutters, pedestal wash hand basin, low level WC, wooden panel enclosed bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted shower attachment, heated towel rail, airing cupboard housing the Worcester boiler with shelving for linen and tile effect flooring.

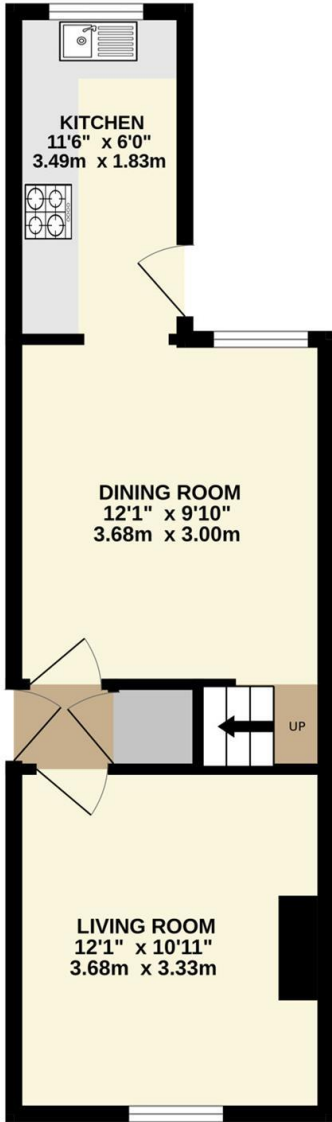
Stairs up to the second floor and opening into:

Loft Room: 12`6 x 12`1 rear aspect Velux window, and eaves storage cupboards.

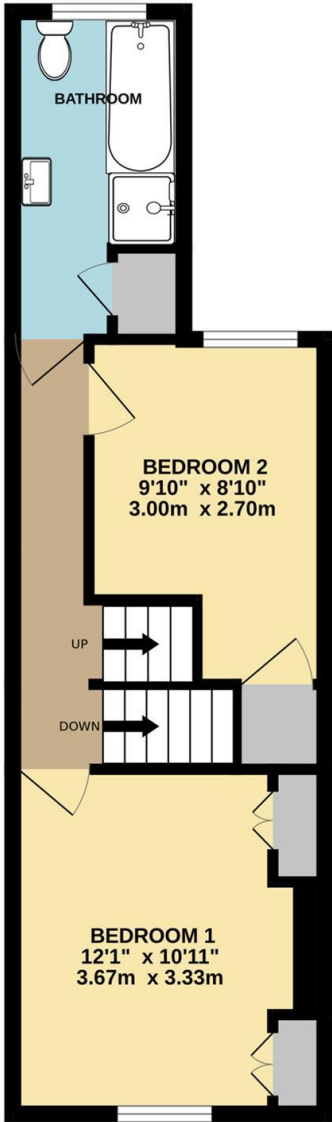
Outside: the house is set back from the road by a low stone wall with a decorative pebbled area behind with some planting. Paved steps lead up to a hard surface pathway and access into the entrance door and a wooden gate for rear garden access. The rear garden has a hard surface area next to the house with space for bin storage and front street access, paved steps up to a decked terrace with an area of lawn behind, some planting and a wooden shed. The garden is fully enclosed by wooden fencing.



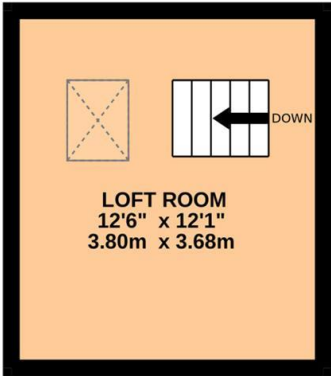
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL APPROX AREA 883 SQ.FT / 82.0 SQ.M

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		82
(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 District Council
Council tax: Band C (£1921.10)
EPC: D (61)

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 property. 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, 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. Southborough enjoys many local independent shops with an award winning hairdressers, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 3.3 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 on the high street, 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.



