

12 Springfield Road, Southborough





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Fantastically Unique Semi-Detached House

Accommodation Summary

- 3 double bedrooms
- Large open plan kitchen/living/dining room
 - 2nd reception room/3rd bedroom
 - Multipurpose cellar
 - Attic room
- Enclosed rear terrace
- Garden studio



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This home's tardis like interior creates a versatile and spacious style of living that certainly does not disappoint.

It combines open plan living with period details and additional living space delivering on both charm and practical modern day family living.

The pretty stained glass in the front entrance door dapples the hallway and rooms beyond with coloured light.

A useful shower room is on your right with a walk in shower enclosure preventing the need to wait in line in the mornings for the bathroom.

Straight ahead is the large open plan living room, dining room that stretches the width of the house. Its two rear windows draw light into the room in the day while a majestic stone fireplace surround frames the large wood burner stove that warms the room by night.

At the front of the house is a second reception room or third bedroom, depending on your needs, which draws in plenty of light from its dual aspect windows. It also has an impressive period fireplace for cosy evenings in.

The well separated kitchen forms an open U space at the far end of the dining, living room enabling you to chat to friends and family as you prepare dinner. Plenty of bespoke wooden units topped with polished black granite surfaces are separated by the range oven. The wooden floor and mirrored wall above an imaginative wicker drawer unit add a feeling of space and warmth whilst the triple window and part glazed door leading out onto the terrace flood it with light.

A flight of stairs at the rear of the dining room draw you down to a hidden gem of a room. With natural light, a wall width of cupboards and a sink it could be usefully used as a utility. Why stop there though as it is large enough to house gym equipment and could even double as a kids' play room.

To the first floor are two bedrooms with built in wardrobes separated by a split landing. Both are light and decorated in neutral tones with the master bedroom enjoying a handsome period fireplace that makes it a romantic space.

A stylish and contemporary bathroom with high quality finish completes the floor.

Just when you thought there was no more a loft ladder entices you upwards to a pretty loft space with an exposed brick wall and a window drawing light into the room.

As with the house, when you enter the neat and low maintenance rear court yard you should expect the unexpected. Not only is there plenty of space for alfresco dining and entertaining but a detached brick garden studio adds another dimension. With electrics, a cloakroom and cupboarding it is perfect for a games room or home office but it really could be whatever sanctuary you choose it to be.

This home is perfectly positioned close to local shops, sought after schools and excellent transport links and with living space that keeps on giving, it is perfect for a professional couple or a growing family.

Part opaque stained glass entrance door, which opens to:





Entrance hallway with tiled floor, cast iron column radiator and door/opening into:

Shower room: front aspect part stained glass opaque window, walk in tiled shower enclosure with folding glass door and wall mounted shower attachment, low level WC, round wash hand basin with mixer tap over sat on bench with stone top and tiled wall splash back, tiled floor and cast iron radiator.

2nd Reception room/Bedroom 3: 11' 9 x 10' 10' into dual aspect front and side double glazed windows, fireplace with cast iron insert and fire basket with stone surround and mantle and tiled hearth and radiator.

Living room: 11' 1 x 7' 10' into rear aspect double glazed window and small side aspect stained glass opaque window, control panel for video entry system and cast radiator.

Dining room: 14' 11' x 10' 10' into rear aspect window with bars, fireplace with inset wood burning stove, stone surround and mantle and black granite hearth, solid wooden floor and cast iron radiator.

Kitchen: 14' x 7' 2' into triple side aspect double glazed windows, part glazed side aspect door leading onto terrace, range of wooden wall and base level units with open shelving and wicker basket drawer storage unit under counter, two bowl stainless steel sink with mixer tap over, black granite counter top and space and plumbing for under counter appliances, integrated range oven with five ring gas hob, stainless steel and glass extractor fan, tiled splashback, wall mounted boiler concealed in cupboard, part mirrored wall, solid oak flooring and radiator.

Stairs down to lower ground and access into:

Basement Room: 14' 11 x 10' 10' into rear aspect window in light well, range of base level cupboards with space under counter for a tumble dryer and inset round stainless steel sink with mixer tap over, two pull up wall based cupboards, open arch in brick wall, engineered oak wooden flooring and cast iron radiator.

Stairs up to first floor with split landing and doors into:

Bedroom 1: 11' 9 x 9' 6' into front aspect double glazed window, built-in double wardrobes with top and bottom hanging rails and wall height cupboards above bed recess, fireplace with decorative cast iron insert, insert fire basket with wooden mantle and surround, tiled hearth and radiator.

Bedroom 2: 10' 10 x 7' 10' into rear aspect window with sash bars and secondary glazing unit encased in wooden casement, fitted wardrobe with hanging space and cupboard over and radiator with decorative wooden cover.

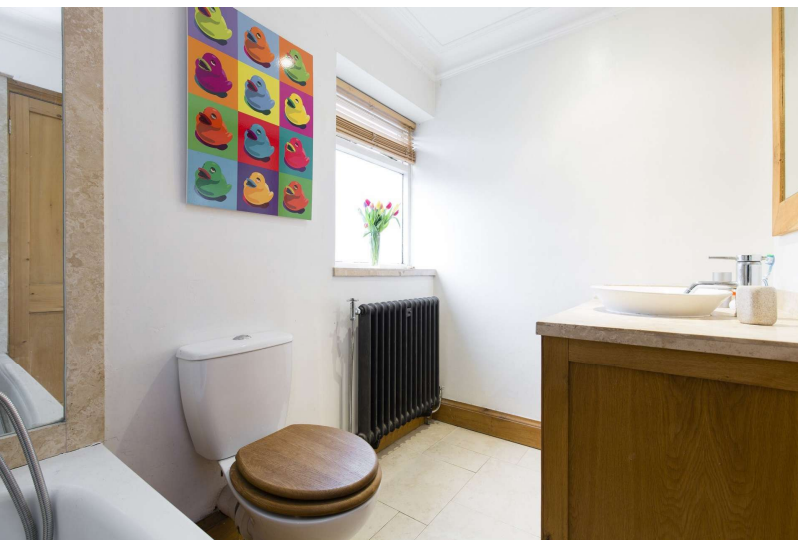
Bathroom: into side aspect opaque window, oak panelled enclosed bath with hand held shower attachment and mixer tap above and part mirrored walls set in marble effect stone above, part inset round wash basin with mixer tap over with double cupboard under with internal shelving and a granite counter top, low level WC, tiled floor and cast iron radiator.

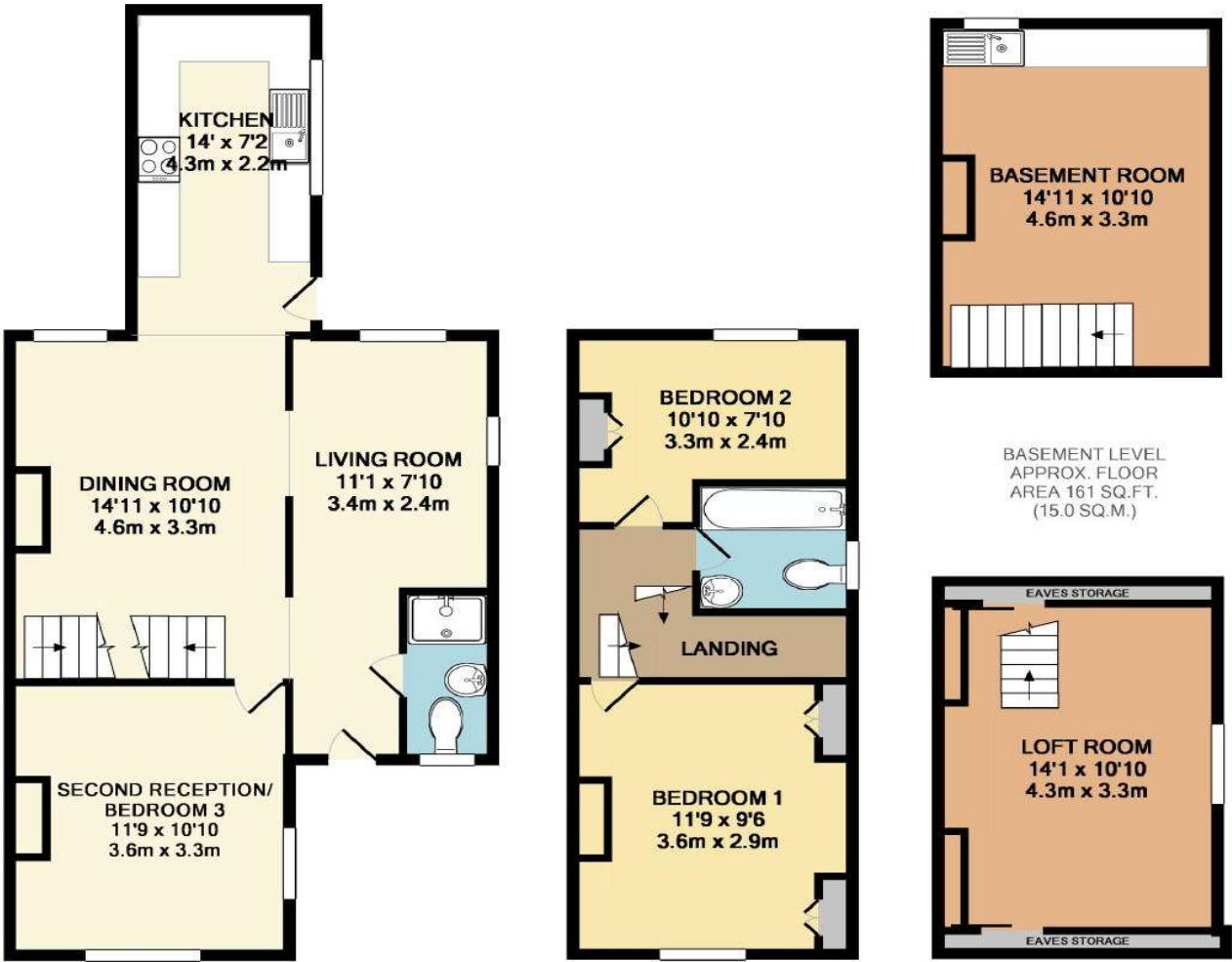
Loft ladder up to 2nd floor and:

Loft Room: 14' 1 x 10' 10' into side aspect window, exposed brick wall and under eaves storage.

Garden Studio: 22' x 8' 5' into two side aspect opaque windows, wooden effect laminate flooring, wall and base level cupboards with counter top, cloakroom with low level WC, pedestal wash basin and part mirrored wall.

Outside: The house is set back from the road beyond a wide block brick pathway, with a mid-height wooden fence at the front and left side perimeter enclosing an area laid with stones and a mature bush sits at the front of the right perimeter. The rear courtyard garden is accessed via a side wooden gate that sits in wooden fencing that runs the length of the property. It is also reached via the side door in the kitchen where





GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)

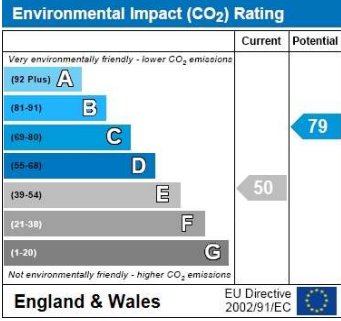
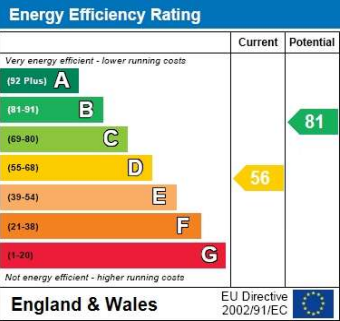
1ST FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 173 SQ.FT.
(16.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1339 SQ.FT. (124.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENTRANCE FLOOR
APPROX. FLOOR
AREA 186 SQ.FT.
(17.2 SQ.M.)



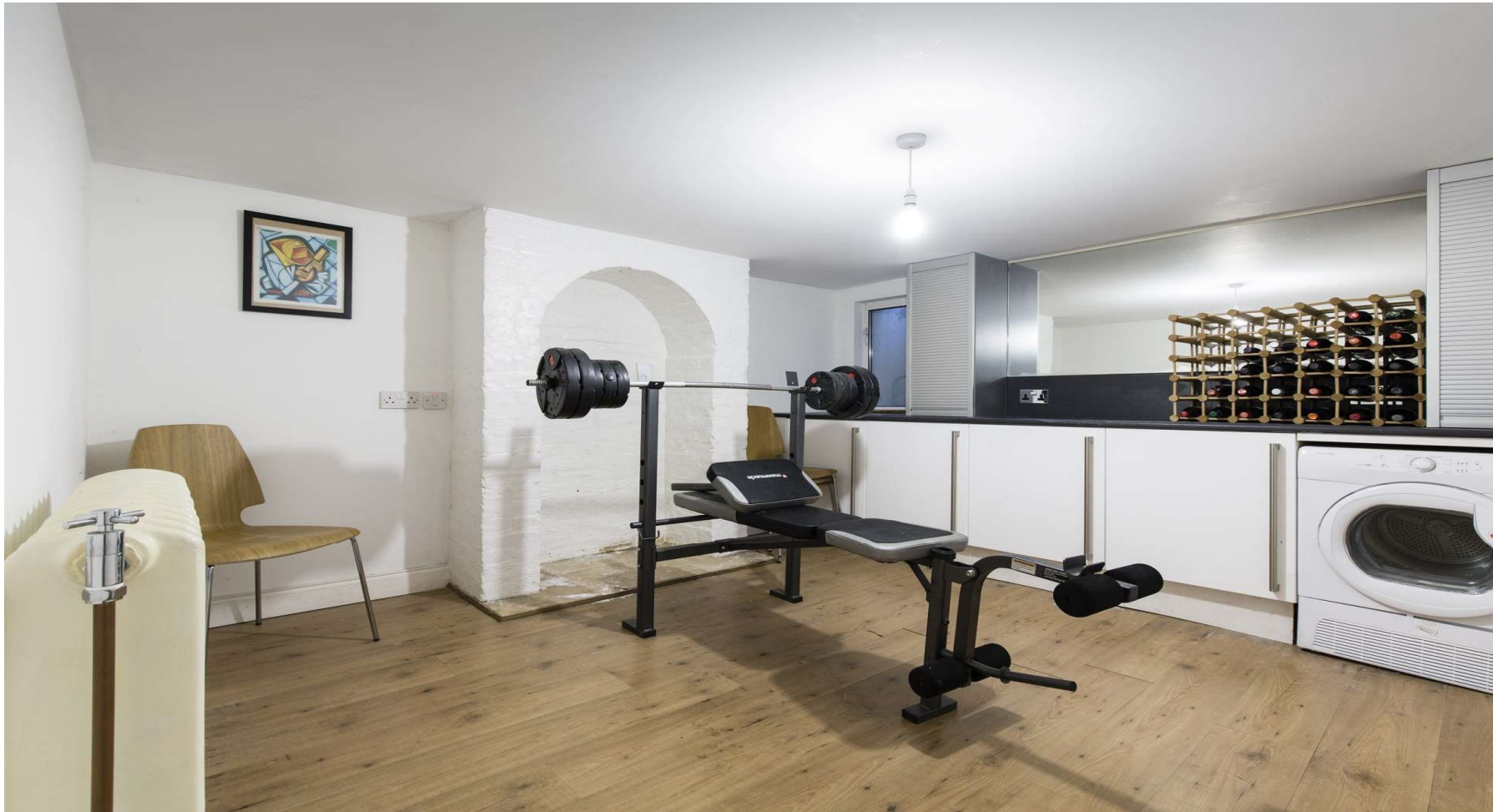
there is also an outside tap. A flagstone terrace with an area for a table and chairs sits immediately outside the kitchen while a graveled open area runs behind the kitchen and wraps behind the dining room providing open storage space. Steps lead down to a small block brick paved section and a further flagstone area with trellising at the rear lies beyond with room for more garden furniture. It is from here that you gain access into the detached brick garden studio.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band C (£1410.82p/a)
EPC: D (56)

Area Information: Southborough

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 Springfield 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. Springfield Road is also within the catchment areas for the 5 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. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





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