

16 Meadow Road, Southborough, Tunbridge Wells





16 Meadow Road, Southborough, Tunbridge Wells TN4 0HR

Stylish renovated 2-bedroom house with loft room and parking

Accommodation Summary

- Semi detached Victorian house
 - 2 bedrooms
 - Living room
- Kitchen/dining room
 - Shower room
- Spacious loft room
- Landscaped garden
 - Driveway
- Sought after location
- Walking distance of popular schools and transport links



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Arranged over three floors, this fantastic period property offers plenty of kerb appeal with painted masonry, shuttered windows and an off-road parking space fronting the property.

The entrance door is neatly positioned to the side of the house, with a wooden gate beyond for useful rear garden access.

First on the right is the living room which has plenty of room for furniture, a shuttered window brightening the space and warm wooden effect flooring that contrasts beautifully with the neutral decor.

At the rear, past a useful walk-in storeroom, is the wonderful kitchen/dining room, its open plan layout making it a fantastic space for both family living and entertaining. The stylish and streamlined kitchen area is well designed with satin finish cabinetry topped off with quartz work tops. It has integrated Bosch double ovens, an induction hob, slimline dishwasher, washing machine and fridge/freezer making it a cook's dream. The room is flooded with light from the bi-fold doors at the rear which cleverly open to extend the living space into the garden in the warmer months, delivering garden views as you dine. There is also under floor heating in the kitchen/dining room.

Climbing the stairs to the first floor there are two bedrooms, one a generous double, and a large modern shower room with walk in shower enclosure.

A further flight of stairs takes you up to the loft room, perfect for a children's den, guest room or home office.

Outside at the rear is a fully enclosed landscaped garden offering a safe sanctuary for pets and children and plenty of room for garden furniture. It is wonderfully low maintenance with an area of artificial grass, a paved terrace and a decked seating area.

This home has been cleverly renovated and updated by the current owners to create a bright, stylish, family friendly house that you could move in and enjoy straight away. A must see!





Living Room: front aspect double glazed window with tier-on-tier shutters, traditional radiator, wooden effect flooring.

Kitchen/Dining Room: walk in storeroom with open under stair recess, rear aspect bi-folding doors, ceiling lantern window, range of satin finish eye and base level units with wine rack, quartz work tops, 1 ½ sink with mixer tap, integrated Bosch double ovens, integrated fridge/freezer, induction 4 ring hob, extractor, integrated washing machine, integrated slimline dishwasher, wooden effect flooring with under floor heating.

Bedroom 1: front aspect double glazed window with tier-on-tier shutters, fitted hanging rails and shelves, traditional radiator.

Bedroom 2: rear aspect double glazed window with tier-on-tier shutters, traditional radiator.

Shower Room: rear aspect opaque double glazed window, low level WC, wall hung wash hand basin, walk in shower cubicle with rainwater shower head, hand held shower attachment, heated towel rail, part tiled walls, fitted cupboard housing the boiler, wooden effect flooring.



Loft Room: side aspect double glazed window, traditional radiator.

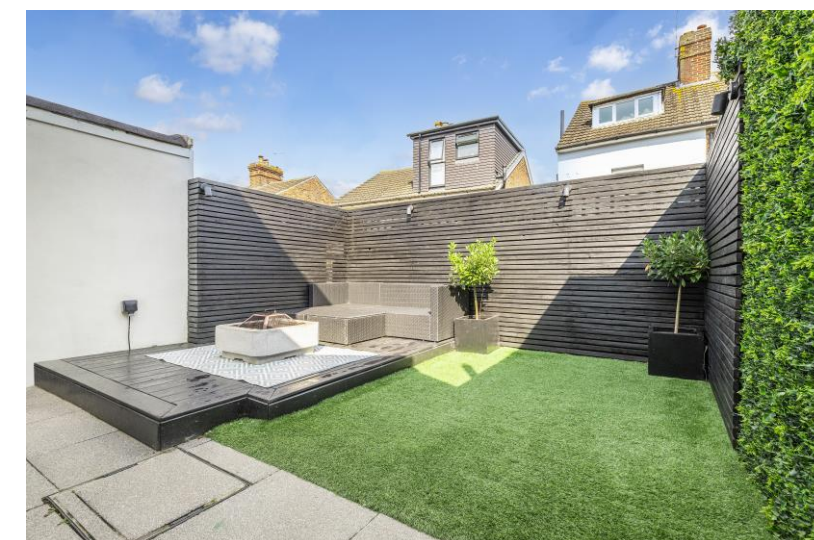
General:

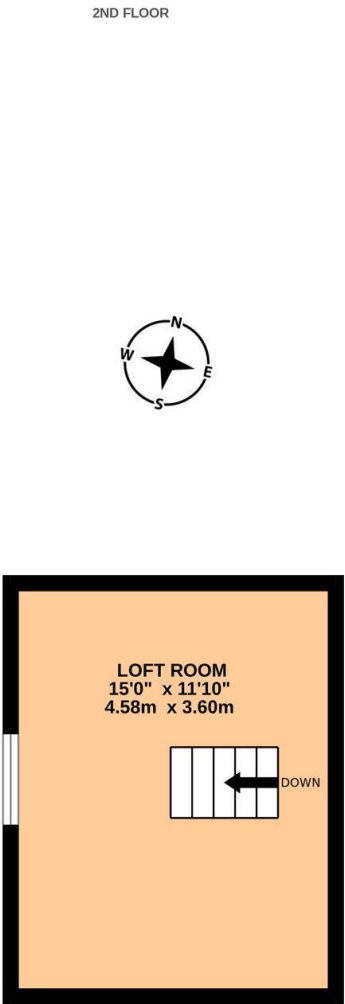
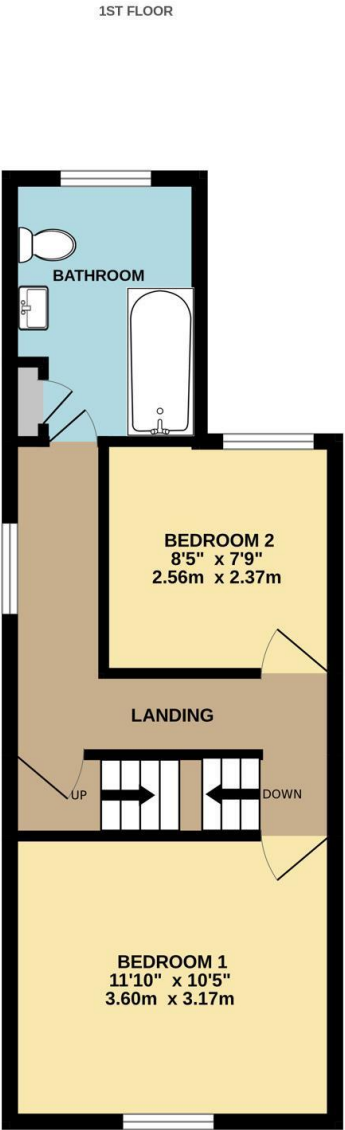
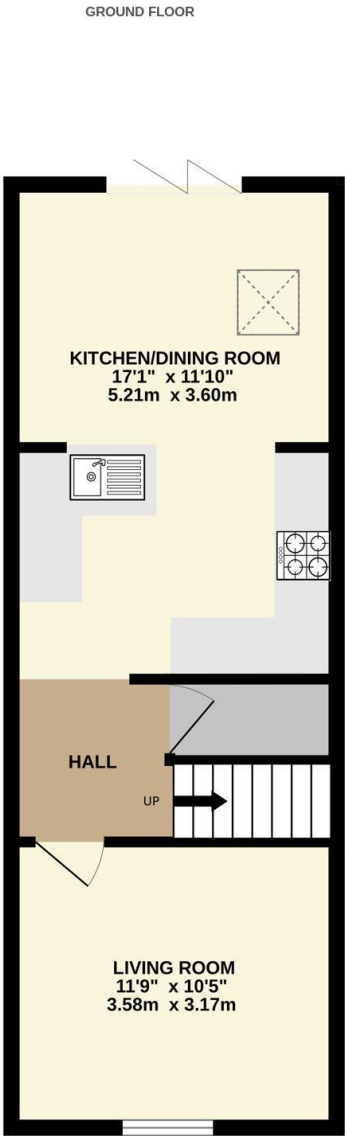
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,013.41)

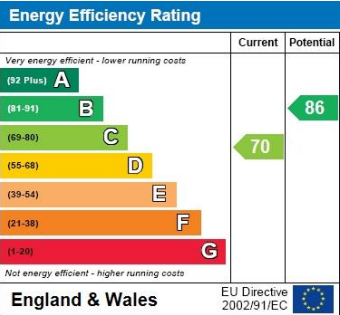
EPC: C (70)





APPROX TOTAL AREA 87.4 SQ.M / 941 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.
Made with Metropix ©2024





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, situated towards the property'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. 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 hairdresser, 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 2.7 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 nearby, 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.



