

14 Sheffield Road, Southborough, Tunbridge Wells





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Beautiful 4-bedroom period house with parking in sought after location

Accommodation Summary

- Semi-detached Victorian house (built 1880)
 - 4 bedrooms
 - Living room
 - Dining room
- Kitchen and separate utility room
 - Family room/home office
 - Bathroom
- Beautiful garden
- Driveway with parking for 2 vehicles
 - Sought after village location



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Arranged over four floors, this beautiful house, lovingly owned by the same family for nearly three decades, offers flexible accommodation in a sought after road, close to popular schools.

Its handsome painted exterior with steep gabled roof is set back from the road behind a block brick driveway. An enclosed tiled pathway to the side welcomes you up to its entrance door, with open access to the rear garden.

First on the left is the living room, classically elegant with a window overlooking the street and a wood burning stove set in an exposed brick chimney breast that adds character and warmth in the colder months. Fitted alcove cabinetry provides storage and with plenty of room for sofas, it is the perfect space for family living.

Opposite is the dining room, conveniently placed next to the kitchen. French doors opening into the garden flood the room with light for enjoyable dining experiences.

The streamlined kitchen at the rear offers an abundance of cream cabinetry topped with countertops. There is an integrated oven and gas hob, and ample space for freestanding appliances. The sink sits under a window and warm wooden flooring adds to the country style feeling.

Behind is the utility room with guest cloakroom facilities.

Returning to the dining room, down a flight of stairs, with hanging space for coats, you reach the family room that adds a wonderful modern twist for the family. It is a versatile room and could be used as a home studio for your creativity, a home office, a den for teenage children or a playroom for younger ones.

Climbing the stairs to the first floor there are two bedrooms, both brightened by large windows. The principal bedroom at the front extends the width of the house and with fitted wardrobes and a walk in closet, its graceful proportions give a very tranquil feeling.

Across the landing is the family bathroom with a shower over its wooden panel enclosed bath and a rear aspect window that reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor are two further bedrooms, delivering all your family needs.

Outside the delightful garden has a paved terrace beside the house, perfect for summer dining, an area of lawn for the children to play on and a wooden shed for storage. Planting adds interest and colour, and it is fully enclosed making a safe sanctuary for pets and children.

This fabulous period home is within walking distance of the local shops, popular schools, and excellent travel links. A must see!





Living Room: front aspect part opaque double glazed window, fitted alcove cupboards with open shelving above, exposed brick chimney breast, brick hearth, wood burning stove, wooden flooring, radiator.

Dining Room: rear aspect French doors, fitted alcove open shelves, painted mantelpiece with cast iron fire insert, wooden flooring.

Kitchen: side aspect double glazed windows, integrated oven, 5 ring gas hob, stainless steel extractor, space and plumbing for a dishwasher, under counter space for a freezer, space for full height fridge, 1 ½ sink with mixer tap and drainer, eye and base level cupboards, larder cupboards, wooden effect countertops, wooden flooring.

Utility Room: rear aspect part opaque double glazed window, low level WC, pedestal wash hand basin, space and plumbing for appliances, countertop, fitted shelf, wall hung Vaillant boiler.

Family Room/Home Office: front aspect double glazed window in lightwell, fitted cupboards, wooden effect flooring, radiator.

Bedroom 1: front aspect part opaque double glazed window, fitted wardrobes with hanging rails, shelves and drawers, walk in wardrobe cupboard with hanging rails, radiator.



Bedroom 4: rear aspect double glazed window.

Bathroom: rear aspect double glazed window, wooden panel enclosed bath with Mira shower attachment, glass shower screen, pedestal wash hand basin, low level WC, fitted cupboard with shelves, heated towel rail, part tiled walls, wooden effect flooring.

Bedroom 2: front aspect double glazed window, fitted wardrobe with hanging rail and shelves, period fireplace, radiator.

Bedroom 3: rear aspect double glazed window, fitted cupboards, radiator.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,265.09)

EPC: E (53)

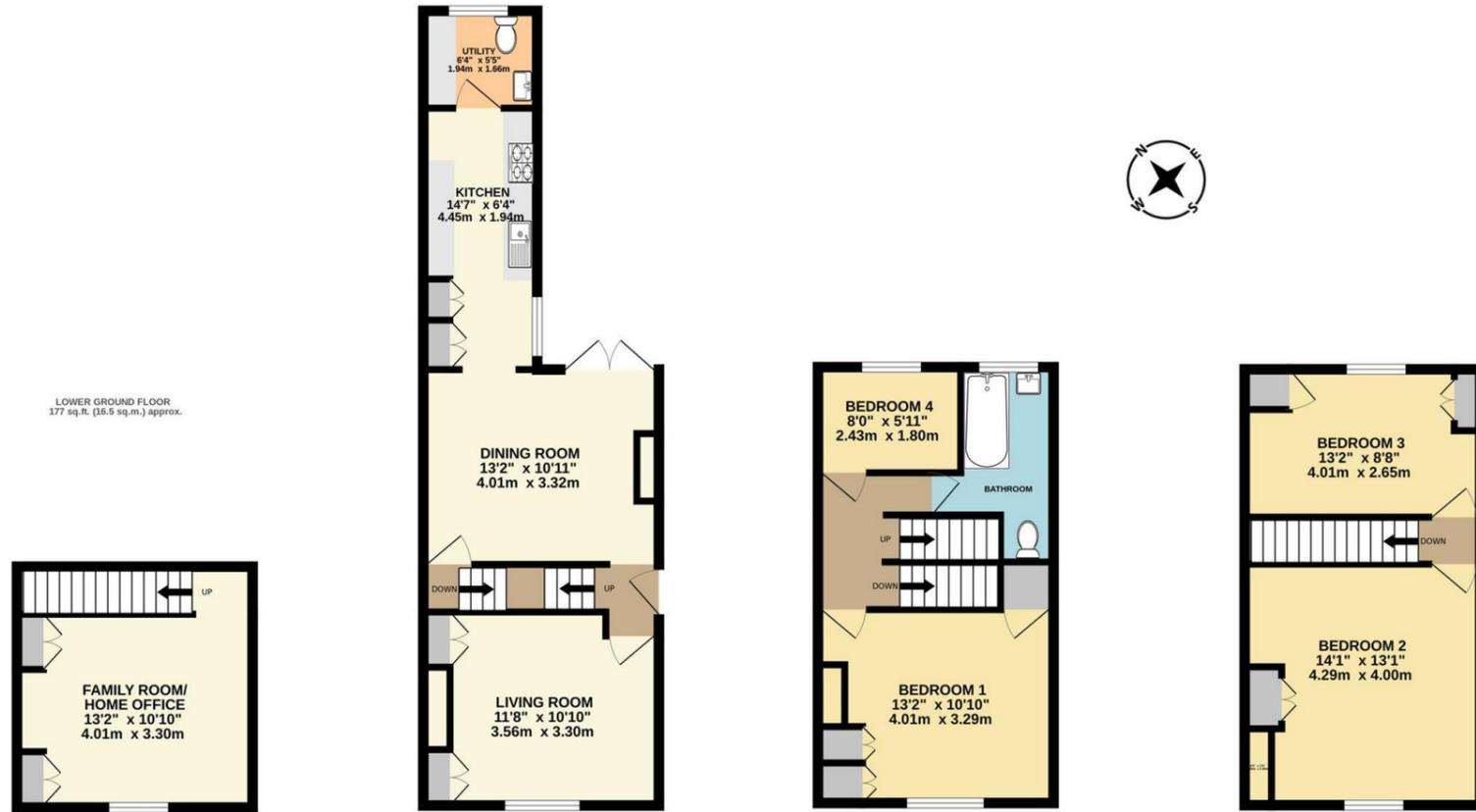


GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.

2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

LOWER GROUND FLOOR
177 sq.ft. (16.5 sq.m.) approx.



APPROX TOTAL AREA 117.7 SQ.M / 1267 SQ.FT

TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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.
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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		
(39-54) E		53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Area Information: Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you are a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Sheffield Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. 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 only 2.5 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 up and collects a short walk from Vale Road, 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



