

22 St Andrews Park Road, Southborough, Tunbridge Wells





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Substantial 4-bedroom family home with parking, a glorious garden and lovely views

Accommodation Summary

- Detached house (built 1928)
- 4 double bedrooms, 2 en-suite
- Principal bedroom with dressing area and en-suite
 - Sitting room
 - Living room
- Stunning kitchen/breakfast/family/dining room
 - Utility room and garage store room
- Shower room, two en-suite bathrooms and ground floor toilet
 - Driveway with parking for several vehicles
- Beautiful garden with access into the recreational grounds to the rear



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Sit at the end of its quiet residential cul-de-sac, this fantastic family home`s two gabled roofs and double bay windows deliver plenty of kerb appeal.

It is set back from the road by a block brick driveway with parking for several vehicles, its integral garage store room placed neatly to the side.

A part-stained glass door opens into the inner porch, perfect for coats and shoes, with doors that open into the wide entrance hallway and a guest cloakroom to the side.

First on the right is the sitting room with a bay window which overlooks the street and draws light into the room. It is a welcoming space with wooden flooring and a wood burning stove.

Behind is the spacious living room with French doors that open into the garden and another wood burning stove that adds character and warmth. Its generous size provides plenty of room for family sofas and additional furniture.

Across the hallway, past a useful walk-in cupboard housing the water cylinder with space for storage, is the fantastic kitchen/breakfast room that opens into the family/dining room.

It truly delivers the wow factor both in terms of its impressive size and creative design. Brightened by gable windows offering tree top views, bi-fold doors opening at two angles can lie open extending the living space into the garden in the summer months.

The dimensions of the room cleverly define a dining area with ample space for a table and chairs and a seating area, creating superb family living and entertaining space.

The kitchen is beautifully finished with bespoke oak wooden cabinets topped with gleaming granite work tops. An island with room for two bar stools, double Belfast sinks, an induction hob and downdraft extractor, is the perfect spot for your morning coffee. The streamlined units on the back walls provide space for an American style fridge/freezer, housing for the integrated Zanussi ovens and plenty of storage.

Off the kitchen is a separate spacious utility area with another sink, ideal for muddy boots and paws, additional storage, and access into the garage store room to the front.

Climbing the stairs to the first floor landing, there is the perfect spot to the rear for home working, and three generous sized double bedrooms, one with fitted wardrobes and an en-suite bathroom.

A separate shower room with walk in shower enclosure completes the floor.

A further flight of stairs takes you up to the second floor`s principal bedroom suite. Neutral décor contrasts beautifully with the warm wooden flooring and its dual aspect light brightens the space and offers wonderful green views to the rear.

A walk in dressing area with deep eaves storage and an en-suite bathroom with a freestanding bath and shower enclosure both add to the feeling of luxury that the room certainly delivers on.

Outside the beautiful east facing garden is a visual delight with mature planting, trees for privacy, manicured lawns, and a paved terrace beside the house, perfect for summer dining. A part glazed summer house provides respite from the midday sun or a playhouse for the kids and a curved pathway meanders to the rear with gated access into the recreational grounds behind.

This home certainly delights in delivering a family lifestyle that you could move straight in and enjoy. It is also ideally located being a stone`s throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!



Sitting Room: front aspect double glazed bay window, side aspect double glazed window, fireplace with wood burning stove, oak beam, slate hearth, wooden flooring, radiator.

Living Room: rear aspect double glazed windows, rear aspect French doors, brick enclosed fireplace with wood burning stove, wooden mantelpiece, tiled hearth, wooden flooring, radiators.

Toilet: low level WC, vanity unit with wash hand basin, mixer tap, drawers under, tiled walls and flooring, wall inset vanity shelf.

Kitchen/Breakfast Room: bespoke Woodworks oak eye and base level units, pull out bins, larder cupboard, pan drawers, open shelves, space for American style fridge/freezer, integrated Zanussi ovens, island with pan drawers, storage, breakfast bar overhang, space and plumbing for dishwasher, double Belfast sinks with mixer taps, De Dietrich 4 ring induction hob, De Dietrich downdraft extractor hood, heated towel rail, granite counter tops, tiled flooring with underfloor heating.

Family/Dining Room: rear and side aspect bi-folding doors, rear aspect double glazed windows, rear and side aspect gable windows, rear aspect Velux windows, tiled flooring with underfloor heating.

Utility Room: eye and base level units, wall hung Worcester boiler, 1 ½ sink with spray mixer tap, space and plumbing for appliances, space for additional freestanding appliances, tiled splashback, tiled flooring.

Garage Store Room: front aspect doors, lighting, and electricity.

1st Floor:

Bedroom 2: front aspect double glazed window, fitted wardrobes with hanging rail and shelving, radiator.



En-suite: rear aspect double glazed window, shower enclosure, freestanding roll top bath with mixer tap and hand held shower attachment, vanity unit with eye and base level cupboards, two wash hand basins, vanity shelf, overhead lighting, low level WC, heated towel rail, part tiled walls, wooden flooring with underfloor heating.

Shower Room: front aspect double glazed window, walk in shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and drawers under, low level WC, heated towel rail, tiled flooring with underfloor heating.

Bedroom 3: rear aspect double glazed window, inset wall shelves, radiator.

Bedroom 4: front aspect double glazed bay window, side aspect double glazed window, radiator.

2nd Floor:

Principal Bedroom: rear aspect double glazed windows, front aspect Velux windows, inset open wall shelves, wooden flooring, radiators.

Dressing Area: side aspect Velux window, deep eaves storage cupboard, wooden flooring, hanging rail.

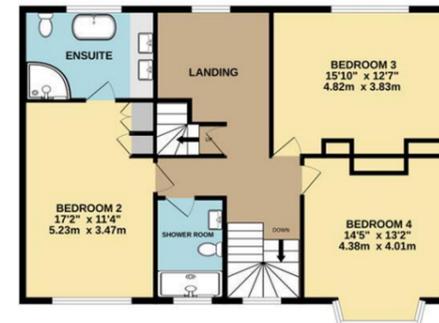
En-suite: side aspect Velux window, side aspect opaque Velux window, walk in shower enclosure with rainwater shower head, hand held shower attachment, inset wall shelf, freestanding double ended slipper bath with wall mounted mixer tap and hand held shower attachment, vanity unit with drawers, two wash hand basins with mixer taps, granite top, mirrored back wall, concealed cistern WC, tiled flooring with underfloor heating, heated towel rail.



GROUND FLOOR
1508 sq.ft. (140.1 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



2ND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING STORAGE 2874 SQ.FT / 267 SQ.M

TOTAL FLOOR AREA : 2990 sq.ft. (277.8 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	75
(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 Borough Council

Council tax: Band F (£3,271.80)

EPC: D (62)

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 St Andrews Park 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. St Andrews Park Road 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 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 near to 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.



