

11 Colonels Way, Southborough, Tunbridge Wells





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Stylish 4-bedroom house with garden office and driveway in sought after location

Accommodation Summary

- Detached house
- 4 bedrooms, 1 en-suite
 - Living room
 - Family/dining room
 - Kitchen/breakfast room
- Boot room and integral garage/utility room
- Bathroom, en-suite shower room, ground floor toilet
- Garden with garden studio and storeroom
 - Driveway
- Sought after village location



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This fabulous family home has been remodelled and redesigned to deliver a truly exquisite 21st Century home that you can move straight in and enjoy.

It sits on a peaceful cul-de-sac, nestled in the heart of its popular village location, surrounded by leafy woodland and open countryside.

A smart red brick exterior is fronted by a block brick driveway with parking for several cars and an integrated garage sat neatly to the side.

Stepping inside, the immaculate hallway with monochrome tiled flooring showcases the home's elegant palette, and benefits from a useful guest cloak room.

There is a boot room on the left, with a sink perfect for muddy boots and paws, and storage to keep the entrance clutter free.

Opposite is the spacious living room with a bay window to the front flooding the space with light. Bespoke alcove cabinetry with lighting adds a contemporary feel and a wood burning stove provides warmth in the colder months.

Opening to the rear, through glazed doors that can lie open to create a layout and flow that are ideal for family life, is the family/dining room. Two sets of bi-folding doors frame the green garden views and fitted cabinetry and tiled flooring with underfloor heating deliver all your family's needs. With plenty of well-defined space for seating and a dining table and chairs the generous space is perfect for entertaining and everyday living.

The open plan kitchen space is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming Corian countertops which contrast beautifully with the mixed tone cabinetry that houses the integrated appliances. The island has a breakfast bar for your morning coffee and informal dining area for the children, further bespoke cabinetry, and housing for the Bosch induction hob with Neff downdraft extractor.

Behind is the garage/utility room which is insulated and has an additional sink, storage, and an electric roll up door to the front. The size of the space and its clever design also offers the opportunity to use it as a home gym.

Climbing the stairs to the first floor, the principal bedroom suite is to the front with double aspect light, two sets of fitted wardrobes, and a modern en-suite shower room.

There are three further bedrooms, two of which are doubles and the fourth currently set up as a home office but it would also make an ideal nursery.

Completing the floor is the family bathroom, which is spacious and bright, with a walk-in shower enclosure, double ended slipper bath and a window bringing in lots of natural light.

Outside the beautiful, landscaped garden has a part covered decked terrace at the rear of the house, perfect for summer dining, additional paved terracing, and an expanse of lawn for children to play on. Wooden fencing with mature planting edge the perimeters and there is a children's wooden fort and street access too.

A contemporary partly glazed garden office that is insulated with electricity and lighting sits discreetly to the side, offering an escape from the commute, a home studio for your creativity, or a playroom for younger ones. There is also a garden storeroom annexed to it for all your garden storage needs.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. A must see!



Living Room: front aspect double glazed bay window with shutters, fitted low level cupboards with open shelving and lighting above, wood burning stove, slate hearth, Karndeian wooden effect flooring, radiator, column radiator.

Family/Dining Room: rear aspect bi-folding doors, fitted cupboards, open shelving, tiled floor with underfloor heating, column radiators.

Kitchen/Breakfast Room: rear aspect double glazed window, side aspect part opaque glazed door, space for American style fridge/freezer, 1 ½ sink with drainer and spray mixer tap, filtered water tap, boiling water tap, waste disposal unit, tiled splashback, Corian worktops, space for wine fridge, integrated freezer, integrated Neff combination microwave/oven, integrated Neff oven, integrated Zanussi dishwasher, eye and base level cupboards, part glazed, corner pantry cupboard, tiled flooring with underfloor heating. The island has a 5 ring Bosch induction hob, Neff downdraft extractor, pan drawers, storage, open shelves, wine rack, and overhang for 4 bar stools.

Integral Garage/Utility Room: insulated, electric roller front aspect door, space and plumbing for appliances, deep sink with pull out spray mixer tap, eye and base level cupboards, countertop, fitted cupboard housing the water cylinder with shelf, fitted cupboard housing the boiler and fuse box.

Boot Room: front aspect double glazed window, fitted open shoe cupboard, sink with mixer tap, eye and base level units with open shelving and countertop, tiled splashback, Karndeian wooden effect flooring, radiator.

Cloakroom: wall hung wash hand basin with mixer tap, concealed cistern WC, part tiled walls, tiled flooring.

Principal Bedroom: front and side aspect double glazed windows, fitted wardrobes with hanging rails, shelves, drawers, lighting, mirrored sliding door



wardrobe with double hanging rails, shelves, Karndeian wooden effect flooring, radiator.

En-suite: side aspect opaque double glazed window, shower enclosure with rainwater shower head and hand held shower attachment, concealed cistern WC, vanity unit with wash hand basin and mixer tap over, drawers under, heated towel rail, tiled walls, tiled flooring with underfloor heating.

Bedroom 2: rear aspect double glazed window, fitted over bed shelving, fitted drawers, fitted desk, fitted wardrobes with lighting, hanging rails, shelving, drawers, Karndeian wooden effect flooring, radiator.

Bedroom 3: front aspect double glazed window, Karndeian wooden effect flooring, radiator.

Home Office/Bedroom 4: sliding pocket door, side aspect double glazed window, contemporary wooden panelled wall, Karndeian wooden effect flooring, radiator.

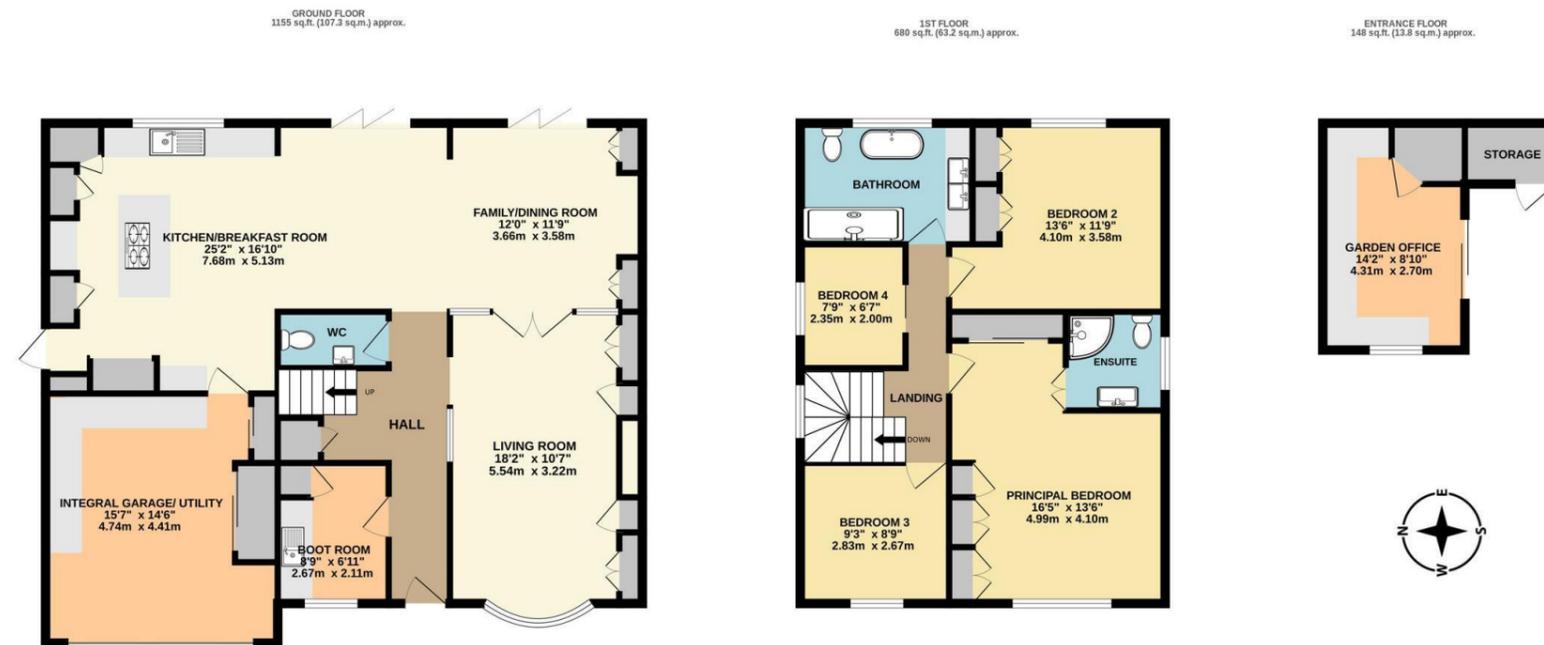
Bathroom: rear aspect double glazed window, double ended slipper bath with mixer tap and hand held shower attachment, walk in shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with double wash hand basins with mixer taps, cupboards under, low level WC, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

Garden Studio with garden store: insulated, rear aspect window, side aspect sliding doors, storage cupboard with shelving, fitted desk, wooden effect flooring.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
 Council tax: Band F (£2,842.00) / EPC: C (73)
 Podpoint EV Charger / Megaflo System & Water Softener System
 Google Nest Smart Home System





APPROX TOTAL AREA EXCLUDING GARDEN OFFICE & GARAGE 1,506 SQ.FT / 150 SQ.M

TOTAL FLOOR AREA : 1983 sq.ft. (184.3 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		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 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 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 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 at the end of Pennington 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.



