

Lalecer, London Road, Southborough, Tunbridge Wells





Lalecer, London Road, Southborough, Tunbridge Wells TN4 0PX

Substantial 4-bedroom detached house with glorious garden and turning driveway

Accommodation Summary

- Detached house (built c.1925)
- 4 double bedrooms, 1 en-suite
 - Spacious living room
 - Dining room
 - Home office
- Kitchen/breakfast/dining/family room
 - Separate utility room
- Bathroom, en-suite bathroom, first floor toilet and ground floor cloakroom
- South west facing garden, tool shed and garden store room
- Turning driveway and garage store room



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Set back and screened from the road by low walls with planting behind for privacy, electric gates open onto the smart resin driveway, that offers turning space and parking for several cars.

The beauty of this home is immediately apparent as you approach, its brick exterior with a part glazed porch delivering plenty of kerb appeal, and a garage store room sat neatly to the side.

Stepping inside, the wide entrance hallway's premium flooring connects its generous reception rooms that run off it at every angle. There is under stair storage to keep the space clutter free, a useful guest cloakroom and a beautiful part stained glass picture window at the rear, framing the garden view.

First on the right is the dining room, brightened by its bay window with a period feature fireplace adding charm to dining experiences. It is a generous space that could instead be used as a family room or children's playroom, depending on your needs.

Opposite, the home office with a shuttered front window and fitted cabinetry is the ideal space to escape the morning commute.

Behind the spacious living room has a feature fireplace, plenty of space for large sofas, and French doors that can lie open in the summer months extending the living space onto the expansive garden terrace.

Returning to the hallway at the rear is the fabulous kitchen, breakfast, dining, family room. It is a vast space, perfect for entertaining but equally ideal for family living. With triple aspect light, vaulted Velux windows and stylish anthracite glazed doors opening into the garden, it is wonderfully bright.

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 Silestone countertops which contrast beautifully with the painted Shaker style cabinetry that houses and separates the appliances. The island has a breakfast bar overhang for your morning coffee, pull out bins, space for a wine fridge, useful storage and a sink with a boiling water tap. The hand-crafted bespoke cabinets deliver on every level with clever internal drawers inside pan drawers, pull out larder cupboards and a hidden coffee pantry.

The space is cleverly zoned with plenty of room for a dining table and chairs and an informal family seating area too.

Off the kitchen is a separate spacious utility room. It has bespoke laundry and cloakroom cabinetry, storage cupboards, another sink for muddy paws and boots, room for additional appliances and side access into the garden.

Climbing the stairs to the first floor there are four double bedrooms, all with large windows and fitted storage.

The principal bedroom benefits from dual aspect light and a contemporary en-suite bathroom with a freestanding bath.

The family bathroom with a bath and shower cubicle, and a separate toilet complete the floor.

Outside the beautiful south west facing garden is wonderfully large and private with a paved terrace, perfect for alfresco dining, at the rear of the house. The expansive lawn is bordered on all sides by wooden fencing, specimen trees, mature planting, and stocked flower beds. The garden is fully enclosed, offering a safe sanctuary for children and pets and there is driveway access on both sides. A brick outbuilding with a tool shed and garden store room provide plentiful storage options but also offer a fantastic opportunity to convert into a garden office, gym or studio for creativity.

This fantastic house has a light filled interior that flows beautifully to deliver family and entertaining space in equal measure, that you could move straight in and enjoy.

It is within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops; however, it has the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!





Dining Room: front aspect double glazed bay window, feature fireplace, painted mantelpiece with shelf, radiators.

Cloakroom: rear aspect part stained glass window, low level WC, Amtico tile effect flooring, vanity shelf with wash hand basin and mixer tap, radiator.

Living Room: rear aspect Anthracite grey double glazed windows, rear aspect Anthracite grey French doors, side aspect opaque double glazed window, feature fireplace, painted mantelpiece, Karndean wooden effect flooring, radiators in decorative covers.

Home Office: front aspect double glazed window with shutters, feature fireplace, Karndean wooden effect flooring, fitted alcove cupboards with shelving, radiator.

Kitchen/Breakfast/Dining/Family Room: rear and side aspect Anthracite grey double glazed windows, rear aspect Anthracite grey French doors, side aspect Velux windows, fitted larder cupboard with shelving in chimney breast, fitted bookshelf, Amtico tile effect flooring, radiators, column radiator. The kitchen area has bespoke Woodworks Shaker style eye (part glazed) and base level units with oak carcasses and a hand painted finish. There are pan drawers, with internal drawers, integrated spice racks, hidden coffee pantry, pull out larder cupboard, double Belfast sinks with mixer tap and extending tap, Silestone worktops, integrated dishwasher, space for a range oven (1.1 meter gap), extractor hood, space for American style fridge/freezer. The island has pull out bins, cupboards, a sink with Quooker boiling water tap, pan drawers with internal drawers, space for wine fridge, overhang for up to 4 bar stools.

Utility Room: side aspect double glazed window, side aspect part opaque glazed door, bespoke laundry open shelving and hanging rail, bespoke cloakroom unit with hanging space for coats and shelves for shoes, sink with drainer and mixer

tap, fitted base level cupboards, pull out bins, tall unit, countertops, space and plumbing for appliances, Amtico tile effect flooring, column radiator.

Principal Bedroom: front aspect part opaque double glazed windows, side aspect opaque double glazed window, feature fireplace, painted mantelpiece, fitted wardrobes with long hanging rail, double hanging rails, shelves and drawers, Karndean wooden effect flooring, radiator.

En-suite: front aspect part opaque double glazed windows, vanity shelf with cupboards under, pedestal wash hand basin with mixer tap, shower enclosure with rainwater shower head, freestanding bath with mixer tap and handheld shower attachment, low level WC, heated towel rail, part tiled walls, tiled flooring.

Bedroom 2: side aspect opaque double glazed window, rear aspect part opaque double glazed windows, feature tiled fireplace with mantelpiece, fitted cupboard with shelving, radiator.

Bedroom 3: front aspect part opaque double glazed windows, feature fireplace, painted mantelpiece, deep eaves storage cupboard, radiator.

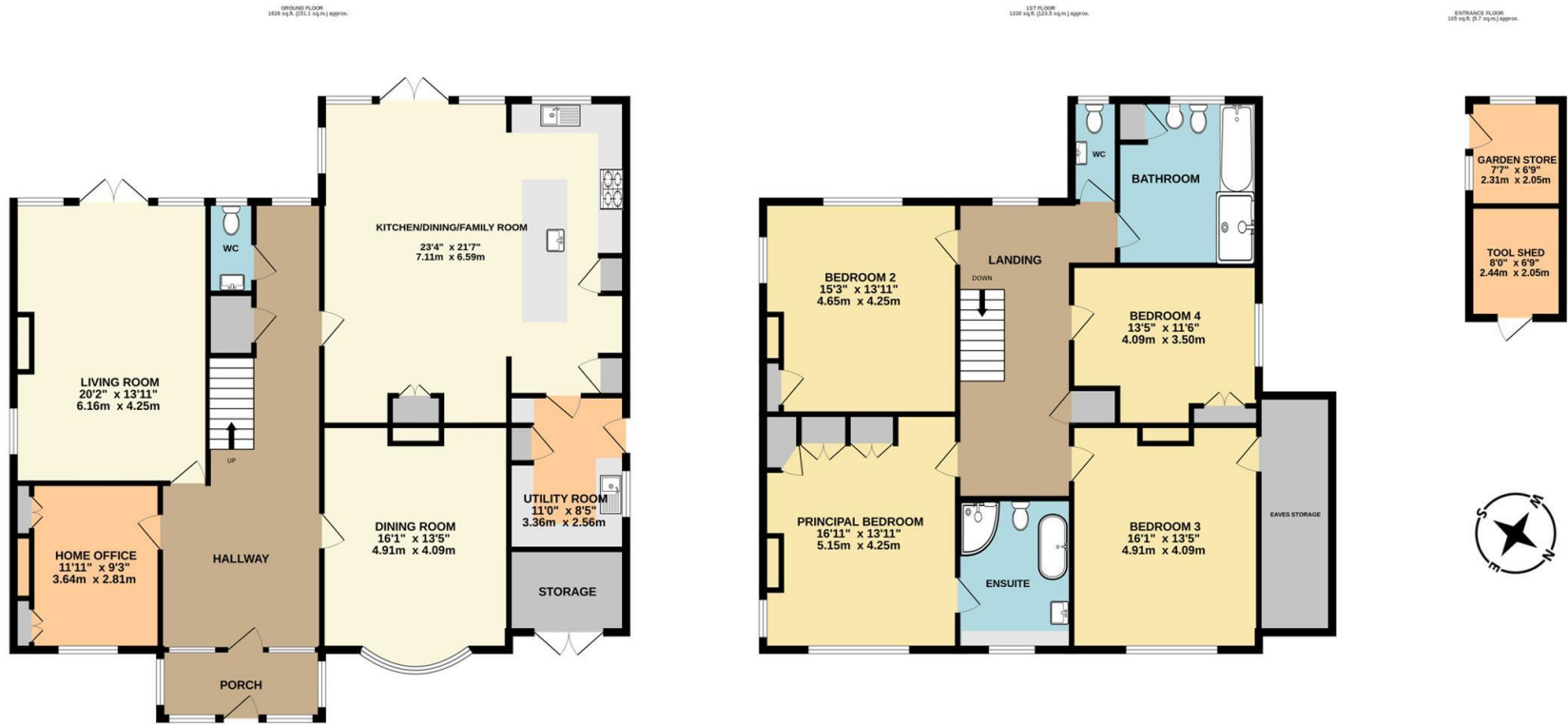
Bedroom 4: side aspect part opaque double glazed windows, fitted wardrobe with hanging rail, shelf, cupboard above, radiator.

Bathroom: rear aspect part opaque double glazed windows, tiled panel enclosed bath, WC, bidet, shower enclosure with wall mounted shower attachment, pedestal wash hand basin, fitted cupboard housing the water cylinder with cupboard above, radiator, heated towel rail, part tiled walls, tiled flooring.

Toilet: rear aspect double glazed window, WC, wall hung wash hand basin, tiled flooring, part tiled walls.

Garage Store: front aspect part glazed doors, lighting, electricity, housing the boiler.





APPROX TOTAL AREA EXCLUDING STORAGE & OUTBUILDING 2,913 SQ.FT / 270 SQ.M

TOTAL FLOOR AREA : 3061 sq.ft. (284.4 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Garden Store Room: side and rear aspect windows, side aspect door, lighting, electricity.

Tool Shed: rear aspect door, lighting, electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells District Council /
Council tax: Band G (£3,958.10) / EPC: C (73)

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 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.



