

48 The Ridgeway, Southborough, Tunbridge Wells





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Bright spacious 3-bedroom house with off street parking, landscaped garden and garden studio

Accommodation Summary

- Detached house
- 3 double bedrooms, 1 en-suite
 - Large living room
- Kitchen/breakfast/dining room
 - Utility room
 - Home office
- Bathroom, en-suite shower room, ground floor toilet
- Driveway and landscaped garden
 - Garden studio
- Sought after location



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This fantastic house sits on a quiet no through road opposite playing fields with woodland views to the rear in a location that presents a perfect dynamic of excellent schools and superb transport links in a semi-rural setting.

Set back from the road by a driveway with parking for several cars, a pathway winds up to the house with an area of lawn and planting to the front.

A part glazed porch welcomes you in with hanging space for coats and fitted storage.

Stepping inside the hallway, neutral décor contrasts beautifully with the warm wooden effect flooring. A wall of mid height slimline storage cupboards keeps the space clutter free and there is a useful guest cloakroom too.

To the left is a separate utility room with an additional sink for muddy boots and paws and a much needed home office beyond, which could instead be used as a children's playroom, should your needs require it.

At the rear is the open plan kitchen/breakfast/dining room which is cleverly separated by a peninsula breakfast bar with overhang breakfast bar seating. It is streamlined and well designed with plenty of cabinets, topped with contrasting work tops, which house the integrated appliances. The open plan aspect of the room makes it a very social space, perfect for chatting to friends and family as you prepare dinner and there is ample space for a table and chairs in front of the bi-folding doors, which give glorious garden views as you dine. They can also lie open extending the living space onto the decked terrace in the summer.

Opposite, light pours into the spacious living room through its window overlooking the quiet residential street. It is a welcoming space with fitted alcove cabinetry and a fireplace that adds character and warmth in the colder months.

Climbing the stairs to the first floor, there are three bedrooms, all doubles with large windows.

The principal bedroom at the rear benefits from a wall of fitted wardrobes and a modern en-suite shower room.

The contemporary family bathroom with a shower over the bath completes the first floor.

Outside the beautiful, landscaped garden has a decked balcony terrace at the rear of the house, perfect for summer dining, with storage below. Steps lead down to an area of lawn, a children's barked play area and an outdoor gym space. Pretty planting adds interest and colour and the garden is fully enclosed, making it a safe sanctuary for children and pets, with street access too.

A contemporary partly glazed garden office 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.

This fabulous home is a short walk from first class schools and excellent transport links making it perfect for families with professional needs. A must see!



Porch: side and front aspect double glazed windows, side aspect part glazed door, low level fitted cupboards, hanging space for coats, radiator.

Cloakroom: low level WC, vanity unit with wash hand basin and mixer tap over, drawers under, wooden effect flooring, understairs cupboard.

Utility Room: side aspect glazed door, side aspect Velux window, stainless steel sink with mixer tap, space and plumbing for an appliance, eye and base level units, countertop, tiled splashback, wooden effect flooring

Home Office: front aspect double glazed window, side aspect Velux windows, wooden effect flooring, radiator.

Kitchen/Breakfast/Dining Room: rear aspect double glazed window, rear aspect bi-folding doors with integrated blinds, glazed roof lantern, eye and base level cupboards, Quartz countertops, sink with mixer tap, integrated AEG combination microwave oven, integrated AEG oven, induction hob with Bora extractor, integrated full height fridge, integrated freezer, integrated dishwasher, wine fridge, peninsula with breakfast bar overhang for 2 bar stools, radiators, wooden effect flooring.

Living Room: front aspect double glazed window, fireplace with mantelpiece, fitted low level cupboards, open shelves, radiator.

First Floor:



Principal Bedroom: rear aspect double glazed window, fitted sliding door part glazed wardrobes with hanging rails and shelving, radiator.

En-Suite: side aspect opaque double glazed window, shower cubicle with rainwater shower head, vanity unit with wash hand basin and mixer tap over, drawers under, low level WC, heated towel rail.

Bedroom 2: rear aspect double glazed window, fitted desk unit with open shelves above, fitted wardrobe with hanging rail and shelves, feature fireplace, radiator.

Bedroom 3: front aspect double glazed window, radiator.

Bathroom: front aspect part opaque double glazed window, tiled panel enclosed bath with glass shower screen, mixer tap, handheld shower attachment, wall mounted shower head, vanity unit with wash hand basin and mixer tap over, cupboard under, concealed cistern WC, column radiator, part tiled walls, tiled flooring.

Garden Studio: side aspect glazed sliding doors, rear aspect double glazed window, wooden effect flooring, lighting, electricity.

General:

Tenure: Freehold

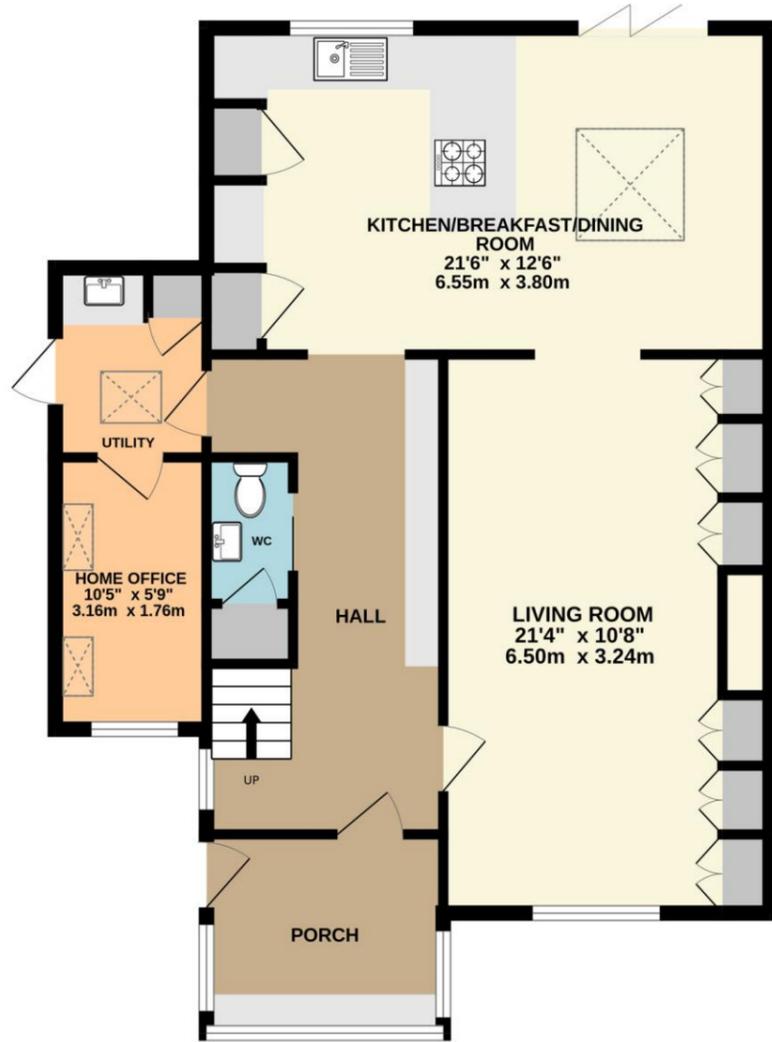
Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,902.61)

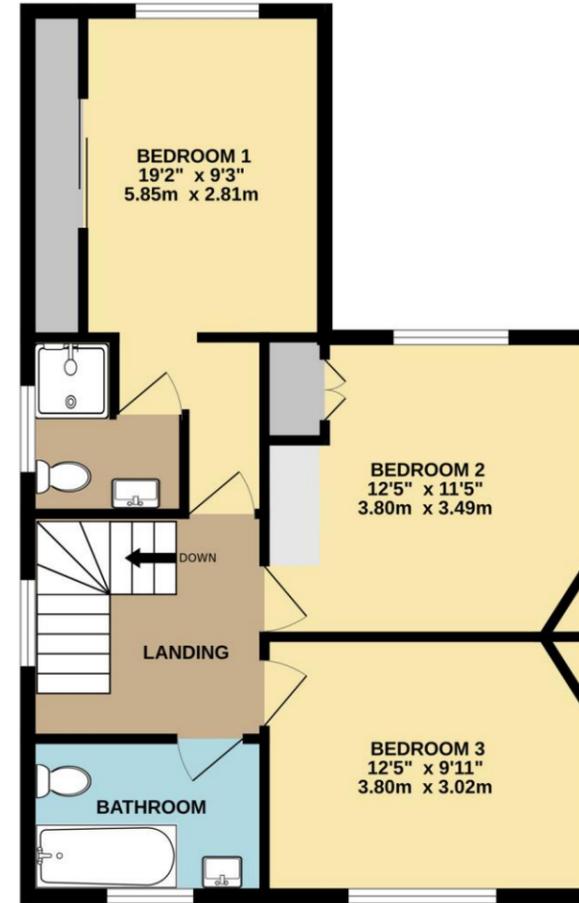
EPC: D (65)



GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



ENTRANCE FLOOR
94 sq.ft. (8.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

APPROX TOTAL AREA EXCLUDING GARDEN STUDIO 1,469 SQ.FT / 136.4 SQ.M

TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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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 Ridgewaye Playing Fields are opposite, 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. Peter's 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 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.

