

40 Speldhurst Road, Southborough, Tunbridge Wells





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Elegant period 3-bedroom detached house with pretty garden

Accommodation Summary

- Detached period house
 - 3 double bedrooms
 - Living room
 - Dining room
 - Kitchen/Breakfast room
- Bathroom and ground floor cloakroom
 - Gardens
- Walking distance to popular schools
 - Close to mainline station
 - Sought after village location



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Situated and screened from the road by hedging and pretty stocked gardens, this beautiful double bay fronted house delivers plenty of kerb appeal.

It is set on a sought-after residential road hugely popular with families and professionals alike, as it is in walking distance of excellent schools and superb transport links.

Paved steps lead you up to the wisteria clad house with an arched storm porch welcoming you in.

Once inside, the beauty of the house is immediately apparent with flawlessly decorated rooms running off the entrance hall on both sides.

The hallway's bespoke under stair cupboards and pull-out shoe drawers keep the space clutter free and there is a useful guest cloakroom at the rear and access into the garden at the side.

First on the right is the living room, its shuttered window brightening the space and its wooden flooring and fireplace adding warmth. There is an alcove cupboard with open shelving above on one side and plenty of room for family sofas.

Opposite is the second reception room, currently set up as a dining room. Bespoke cupboards and shelving sit either side of the feature fireplace and another shuttered window floods the room with light.

At the rear is the stylish kitchen/breakfast room. Bespoke painted wooden cabinetry, topped with contrasting granite counter tops, wrap around the room providing storage and housing for integrated appliances. A Belfast sink sits under the window overlooking the garden and a recess in the chimney breast provides space for a range oven. It is beautifully finished and fully equipped, as you would expect from a house of this quality.

Climbing the stairs to the first floor, brightened by a large window, there are three double bedrooms.

All the bedrooms are generously sized with fitted cupboards. They have been beautifully styled, whilst sympathetically retaining their period features.

Completing the floor is the modern bathroom with a shower over the bath and a window reflecting light off its fittings and contemporary tiles for a soothing bathing experience.

Outside to the rear is paved terracing on two levels, perfect for summer entertaining. An area of lawn with perimeter flower beds stocked with a mix of flowers, plants and shrubs gives a pretty country garden feel and it is a safe sanctuary for pets and children as it is enclosed on all sides. There is street access and a shed for storage too.

This fantastic house really does offer a luxury lifestyle that you could move straight in and enjoy. A must see!





Arched storm porch with part opaque patterned glazed entrance door with glazed top light, which opens into:

Entrance Hallway: front aspect opaque windows, side aspect glazed door opening into the garden, mid height storage cupboard housing the fuse box, fitted cupboard with shelving, fitted cupboard with shelving and open recess below, bespoke under stairs storage cupboards with pull out drawers, radiator, wooden flooring, and doors opening into:

Living Room: 11`10 x 11 front aspect double glazed window with shutters, alcove mid height fitted cupboard with open wall shelving above, fireplace with cast iron insert, tiled hearth and painted mantle, wooden flooring and radiator.

Dining Room: 11`10 x 11 front aspect double glazed window with shutters, fireplace with painted mantle and tiled hearth, fitted alcove low level cupboards with open wall shelving above, wooden flooring and radiator.

Cloakroom: rear aspect opaque double glazed window, low level WC, wall hung wash hand basin, part tiled walls, tiled flooring, and radiator.

Kitchen/Breakfast Room: rear aspect double glazed window, natural stone flooring and chimney recessed space for range oven with tiled splashback, extractor, lighting, and oak beam above. The kitchen has bespoke Woodworks eye and base level, part glazed, painted wooden cabinetry, with pan drawers and wine rack, granite work tops, Belfast sink with mixer tap over, integrated Bosch dishwasher, integrated washer/dryer, and integrated fridge/freezer.

Stairs up to first floor landing with rear aspect double glazed window, ceiling loft access hatch with drop down ladder into boarded loft, wooden flooring, radiator and doors opening into:

Bedroom 1: 11`10 x 11 front aspect double glazed bay window, period fireplace with painted mantle, wooden flooring, alcove fitted wardrobe with hanging rail, shelf and cupboard above, and radiator.

Bedroom 2: 11`10 x 11 front aspect double glazed window, period fireplace with painted mantle, fitted airing cupboard housing the water cylinder with shelving for linen and cupboard above and radiator.

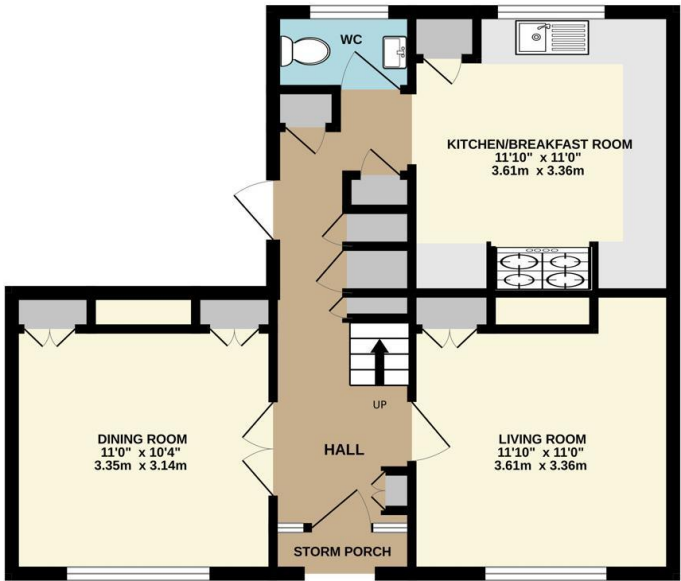
Bedroom 3: 11`10 x 11 rear aspect double glazed window, feature slatted wooden wall, period fireplace with painted mantle, fitted alcove cupboard with shelving and cupboard above, fitted alcove cupboard with hanging rail, shelving and cupboard above, wooden flooring and radiator.

Bathroom: front aspect double glazed window, tiled panel enclosed bath with rainwater shower head and glass shower screen, pedestal wash hand basin, low level WC, tiled flooring, part tiled walls and traditional heated towel rail radiator.

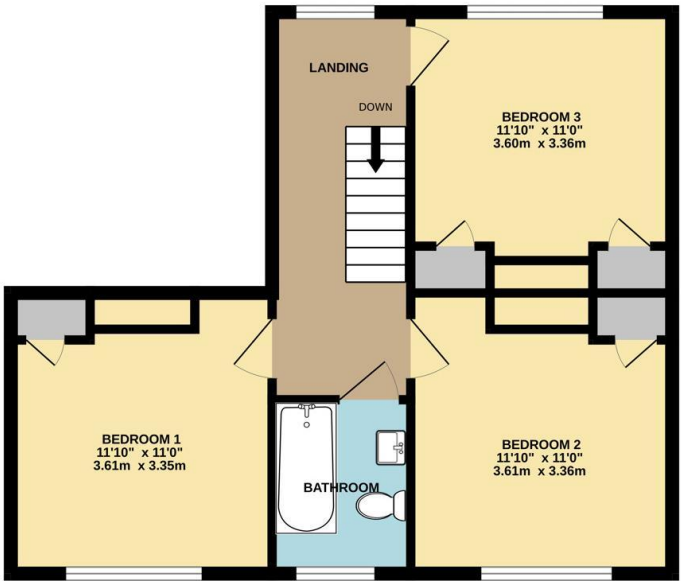
Outside: The house is set back from the road behind a stone wall with hedging above. Brick columns with a metal gate opens onto stone steps leading up to the house. There are areas of lawn either side of the steps with stocked flower beds, hedging, climbing wisteria and a paved pathway to the side with a wooden gate giving rear garden access. At the rear there is a paved terrace wrapping round the back and side of the house and paved steps lead up to a further paved terrace. An area of lawn sits to the side with perimeter stocked flower beds and a wooden shed. There is also a wooden log store, an outside tap, and a mix of walled and wooden fenced perimeters on all sides.



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.3 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		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 D (£2,347.00)
 EPC: D (57)

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 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 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. 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 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.



