

9 London Road, Southborough, Tunbridge Wells









# 9 London Road, Southborough, Tunbridge Wells TN4 0RQ

*Elegant extended 4-bedroom period house with driveway in sought after village location*

## Accommodation Summary

- Semi-detached Victorian house (with later addition)
  - 4 bedrooms
  - Drawing room
  - Dining room
- Kitchen/breakfast/family room
  - Utility room
- Bathroom, shower room and ground floor cloakroom
  - Driveway with electric gates
  - Landscaped garden
  - Sought after village location



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This beautifully styled and renovated home is brimming with period charm whilst delivering a family friendly contemporary style of living.

It has been recently extended and updated by the current owners to provide a flawlessly finished home that you could move straight in and enjoy.

Its handsome painted brick exterior is set back from the road by a high wall with electric wooden gates opening onto a block brick driveway providing parking for several cars. A chequered pathway entices you up to its portico porch and part glazed entrance door.

Arranged over three floors, the entrance hallway showcases original Victorian features and benefits from a fitted cupboard with automatic lighting, to keep the space clutter free.

To the right, light pours into the sophisticated drawing room through its shuttered double aspect windows, one a deep bay to the front. It is an exceptionally welcoming space with stylish décor, fitted alcove cabinetry and a fireplace that adds warmth and character in the colder months.

Across the hallway, is the elegant dining room which conveniently leads into the kitchen/breakfast room. It is linked seamlessly by its open plan layout, making it perfect for intimate dining experiences as well as entertaining.

Behind is the incredible extension that houses the kitchen/breakfast/family room. It sympathetically respects the period part of the house but is more contemporary in style, creating contrast and delivering modern day needs. It is a generous space, perfect for entertaining but equally ideal for family living. With a glazed rooflight and stylish Crittall glazed windows and doors that open into the garden, it is wonderfully bright.

It truly delivers the wow factor, and the kitchen space is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming Quartz countertops which contrast beautifully with the Shaker style cabinetry that houses and separates the appliances. The island has a breakfast bar overhang for your morning coffee, pull out bins, useful storage and a sink with a boiling and filtered water tap.

The space is cleverly zoned with plenty of room for an informal family seating area in front of an expanse of glass that brings the outside in and floods the area with natural light.

Off the kitchen is a separate spacious utility room with an additional sink for muddy boots and paws, fitted cabinetry, space and plumbing for appliances and rear garden access. A useful guest cloakroom is to the front.

Climbing the stairs to the first floor there are two double bedrooms both with large windows and pretty period fireplaces. The larger bedroom to the front has two windows, one a bay, and fitted alcove cupboards.

A modern shower room sits between the two bedrooms with a shower enclosure and a large window drawing in lots of natural light.

Up a further set of stairs to the second floor's landing which is brightened by a side window with access into the loft, there are two further bedrooms, one currently set up as a dressing room.

The principal bedroom at the front is wonderfully large, its bay window recess offering seating space. Stylish décor, fitted cabinetry and graceful proportions give a very tranquil feeling.

Across the landing is the bathroom with a separate bath and shower cubicle and Victorian chrome leg wash hand basin. A rear aspect shuttered window draws light into the room for a soothing bathing experience.

Outside the garden is fully enclosed offering a safe sanctuary for children and pets. A large, paved terrace stretches behind the house with plenty of room for a table and chairs, perfect for summer dining. There is an area of lawn, trees, hedging, and carefully planned planted borders which will add interest and colour to the garden when they bloom. A wooden shed provides storage.

This fabulous period home is a short walk from first class schools and mainline stations. However, it enjoys the best of both worlds as it is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside. A must see!







**Drawing Room:** front aspect double glazed bay window with shutters, side aspect double glazed window with shutters, fitted alcove cupboards, fitted open alcove shelving, fireplace with Jim Lawrence fire basket, tiled hearth and painted mantelpiece, traditional radiators, wooden effect flooring.

**Dining Room (with access into cellar):** side aspect window, fireplace with tiled hearth (Winchester Tile Company) and surround, wood burning stove, fitted open alcove shelving, door to cellar, wooden effect flooring.

**Kitchen/Breakfast/Family Room:** rear and front aspect Crittall doors and windows, glazed rooflight, Howdens paintable Shaker style eye and base level part glazed units, pan drawers, larder cupboard, Quartz countertops, Fired Earth tiled splashback, island with Quartz countertop, sink with Franke boiling and filtered water mixer tap, pull out double bins, integrated Smeg dishwasher, breakfast bar overhang for 3 bar stools, Rangemaster Professional 110 gas/electric cooker, integrated fridge/freezer, engineered wood flooring with underfloor heating.

**Utility Room:** rear aspect Crittall door, tiled splashback, Quartz countertop, sink and extending mixer tap, engineered wooden flooring with underfloor heating, space and plumbing for appliances, eye and base level cupboards, cupboard housing the Worcester boiler (serviced annually) and water pressure unit.

**Bedroom 2:** front aspect double glazed bay window, side aspect double glazed window, fitted wardrobe with drawers below, fitted open alcove shelving, fireplace with tiled surround (Winchester Tile Company) and hearth, painted mantelpiece, traditional radiators.



**Shower Room:** side aspect double glazed window with shutters, shower enclosure with rainwater shower head and handheld shower attachment, wall hung wash hand basin with Lusso mixer tap and Fired Earth tiling behind, low level WC, fitted wall cupboard with shelving, tiled flooring.

**Bedroom 3:** rear aspect double glazed window, fireplace with tiled surround (Winchester Tile Company) and hearth, traditional radiators.

**Principal Bedroom:** front aspect double glazed bay window, fitted alcove cupboard, fireplace with tiled hearth and painted mantelpiece, traditional radiators.

**Bathroom:** rear aspect double glazed window with shutters, shower enclosure with rainwater shower head and handheld shower attachment, Burlington Victorian chrome leg pedestal wash hand basin, panel enclosed bath with Roper Rhodes mixer tap and handheld shower attachment, low level WC, heated towel rail (linked to central heating), tiled flooring.

**Bedroom 4/Home Office:** rear aspect double glazed window, fireplace with tiled hearth and painted mantelpiece, traditional radiator.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,430.36)

EPC: C (71)







APPROX TOTAL AREA 189.3 SQ.M / 2,037 SQ.FT

TOTAL FLOOR AREA : 2037 sq.ft. (189.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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 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.





