

26 Vale Road, Southborough





26 Vale Road, Southborough, Tunbridge Wells TN4 0QH

Beautiful Victorian Semi-Detached 5-Bedroom House

Accommodation Summary

- Semi-detached
- 5 bedrooms
- 2 bathrooms
- 2 reception rooms
- Kitchen/breakfast room
- Period features
- Beautiful garden
- Sought after location



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Wisteria winds beautifully across the front of this house's handsome exterior of red brick, its window arches picked out in cream.

A traditional tiled step entices you into the hallway of Victorian proportions. A warm wooden effect flooring glistens with colours from the front door's stained glass window panels.

To your left is a large and beautiful reception room with high ceilings and period detail. Light pours into the room from the generous sash window and a period fireplace with an inset electric wood burner stove warms the room in the colder months.

Next door, the dining room has a real wood period fireplace with decorative detailing and plenty of room for a dining table and chairs. French doors open gracefully into the side rear access and the pretty garden beyond.

At the end of the hallway is the stylish kitchen which has plenty of storage, fitted units and an electric hob with canopy extractor set neatly into the corner. A lobby area with glazed door leading onto the garden terrace has plenty of space for coats and muddy boots with a useful cloakroom set to the side.

Arranged over three floors, this spacious property offers flexible family accommodation.

The first floor has a bright and spacious split level landing with two modern bathrooms and three bedrooms, the smaller one at the rear currently used as a home office. The large bedroom at the front has a wall of fitted wardrobes with an integral dressing table.

The second floor's split level landing has two further delightful double bedrooms one of which stretches the width of the house and offers excellent storage space.

This exceptional family home has a pretty cottage garden accessed directly off the kitchen. Bursts of colour rise from its overflowing flower beds which edge the beautifully curved lawn and alfresco dining area, perfect for evening entertainment.

Vale Road is superbly located with a host of popular schools, local shops and transport links on its doorstep. Being a stone's throw from Southborough Common, a peaceful area of outstanding natural beauty, it also enjoys woodland walks and open farmland.

This perfect family home in its sought after location in the catchment area for all the first-class schools, with additional development potential is a must see!





Covered entrance storm porch with original Victorian tiled step to opaque stained glass part glazed entrance door with opaque glazed top light panel above, which opens to:

Entrance Hall, with wooden effect laminate flooring, under stairs storage cupboard housing water cylinder and boiler, radiator and doors to:

Living Room: 14'5" x 12'3" front aspect sash window overlooking the street, focal fireplace with traditional tiling, painted period surround with inset electric wood burner stove on polished stone hearth, decorative picture rails, wooden effect laminate flooring and radiator. The room is perfect for entertaining in with the beautiful fireplace adding warmth and character.

Dining Room: 13'1" x 12" rear aspect French windows giving access to the garden side return, painted period surround with cast iron fire basket insert with traditional tiling on polished stone hearth and radiator.

Kitchen/Breakfast Room: 13'2" x 10'5" side aspect window, 1 ½ stainless steel sink bowl with drainer and mixer tap over, corner placed 4 ring gas hob with wall mounted wooden encased extractor fan above, space for fridge/freezer, space and plumbing for washing machine, tiled flooring, tiled splashbacks and radiator. The kitchen has plenty of worktop space and a good selection of white eye and base level units and room for a table and chairs. A door leads off the kitchen into the lobby which has plenty of space for coats and shoes, a tiled floor, radiator and a glazed door out into the garden and door into:

Cloakroom with rear aspect opaque window, low level WC, wall hung hand wash basin with mixer tap over, part tiled walls and tiled floor.

Stairs up to first floor split landing with radiator and doors to:



Bedroom 5/Study: 13'2 x 7'5" rear aspect window with views of the garden, fitted book shelving on three walls and radiator.

Bathroom 1: side aspect opaque window, panel enclosed bath with hand held shower attachment and folding glass shower screen, vanity unit with inset wash basin with mixer tap over and cupboards under, low level WC, tiled floor, part tiled walls and heated towel rail.

Bedroom 2: 13'2 x 11'11" rear aspect window overlooking the garden and radiator.

Bedroom 1: 12'2 x 11'11" front aspect window overlooking the street, fitted double wardrobes with internal hanging rails and shelving with integral central dressing table with drawers and wall mounted cupboards over and radiator.

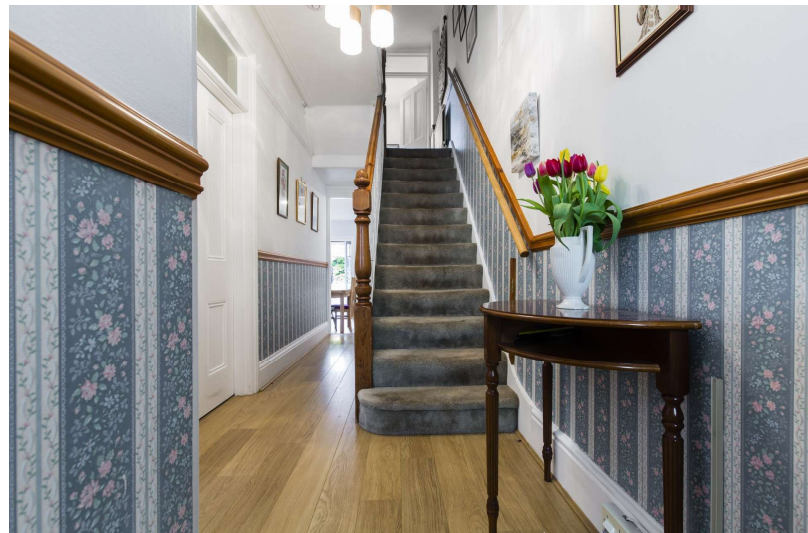
Bathroom 2: front aspect window overlooking the street, panel enclosed bath with hand held shower attachment, pedestal wash basin, slimline storage cupboard under the window, low level WC, tiled floor, part tiled walls and heated towel rail.

Stairs up to second floor split level landing with side aspect window, radiator and doors to:

Bedroom 4: 12'9" x 10'4" rear aspect window and radiator.

Bedroom 3: 18'3 x 15'8" side aspect window, double glazed Velux ceiling skylights, under eaves storage cupboard and radiators.

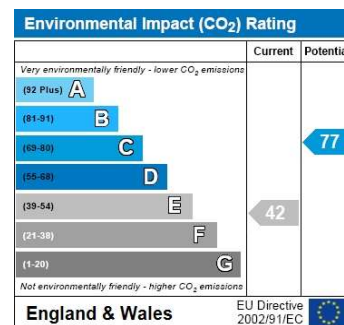
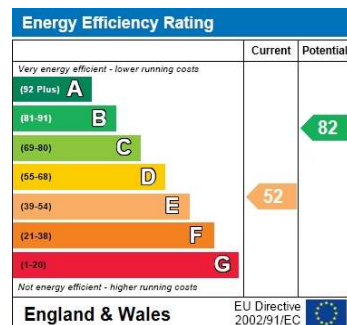
Outside: to the front of the property is a low brick wall with a dug flower bed behind and a traditional tiled path and step up to the front door. A tiled pathway down the side of the property leads to a wrought iron gate giving access to the





TOTAL APPROX. FLOOR AREA 1667 SQ. FT. (154.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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rear garden. At the rear is a stone path that wraps around the back of the house into the side return and up to the dining room French windows. Stone steps lead up to a stone terrace area with room for a table and chairs with a glass greenhouse to the side. Wooden perimeter fencing, some with trellising above, fully enclose the garden with a gravelled area at the rear on the right with room for a bench. Mature well stocked flower beds overflowing with interesting plants, flowers and shrubbery edge the lawn which curves beautifully giving a stunning cottage garden feel. An integral brick storage space to the right side of the kitchen door, a bin storage area covered with wooden trellising with climbing plants and an outside tap complete the garden.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,010.18)
EPC: E (52)

Area Information: 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 Common, situated towards Vale Road'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. Vale Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 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, that drops up and collects a short walk from Vale 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.





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