

10A Vale Road, Southborough, Tunbridge Wells





# 10A Vale Road, Southborough, Tunbridge Wells TN4 0QQ

*Bright 3-bedroom attached period home with driveway and idyllic garden*

## **Accommodation Summary**

- Attached house (built 1834)
  - 3 double bedrooms
    - Living room
    - Dining room
  - Kitchen/breakfast room
    - Conservatory
- Shower room and en-suite shower room
  - Cellar
- South west facing garden and driveway
  - Sought after location



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Tucked away down a gravelled driveway with idyllic gardens to the front, this charming period house has been loved by the same family for nearly five decades.

It 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, it also enjoys woodland walks and open farmland, in a peaceful area of outstanding natural beauty.

To the front, the conservatory's wrap around windows and glazed doors flood the space with light and give you access into the main house. It is the perfect spot to relax and enjoy the garden views.

A partially glazed door welcomes you into the hallway with the living room on the right. It has plenty of room for sofas and has a brick enclosed fireplace with wood burning stove that adds character and warmth in the colder months.

Opposite, the dining room is conveniently placed next to the kitchen and is perfect for family dining and entertaining. It is brightened by dual aspect windows and there is a fireplace with another wood burning stove for enhancing dining experiences. A walk in pantry and an open under stair storage space with access into the cellar provide great storage.

Next door the kitchen/breakfast room, has a window above the sink, plenty of countertop space, room for freestanding appliances and ample eye and base level units for storage. There is a door at the rear for external access and a large window to the front bringing views of the garden in. A clever fitted cupboard sits inside the chimney breast and there is room for a table and chairs for informal family dining.

Climbing the stairs to the first floor, past a modern shower room, there are three double bedrooms.

All the bedrooms have large windows, and the principal bedroom has an en-suite shower room and bedroom two has fitted alcove wardrobes.

Outside there is a sunny south west facing garden that is situated at the front of the house and is open to the long gravelled driveway. It is peaceful and secluded, with a covered block brick terrace near the house, areas of lawn, a wooden shed for storage and another gravelled terrace area for seating at the rear. With a beautiful variety of trees, mature stocked flower beds and perimeter hedging and shrubbery it is a visual delight.

This fantastic home is a short walk from first class grammar schools and excellent travel links making it perfect for families with professional needs. It is also a dream project to create your own vision and add value in the future A must see!





**Conservatory:** side and rear aspect double glazed windows, side aspect glazed doors, tiled flooring, radiator.

**Living Room:** front aspect double glazed window, brick enclosed fireplace with oak beam over and wood burning stove, radiator.

**Dining Room:** front aspect double glazed window, rear aspect opaque double glazed window, fireplace with block brick hearth, wooden mantelpiece, wood burning stove, radiator, open under stair cupboard with shelving and storage space and access into the cellar, walk in pantry with side aspect opaque double glazed window, tile effect flooring.

**Kitchen/Breakfast Room:** rear aspect door with glazed top light, rear aspect opaque double glazed window, front aspect double glazed window, space and plumbing for washing machine, space for tumble dryer, space and plumbing for slimline dishwasher, space for fridge/freezer, space for oven, extractor, 1 ¼ sink with drainer and mixer tap, fitted cupboard with shelving in chimney breast, eye and based level cupboards, tiled splash back, wooden flooring, radiator.

**Shower Room:** side aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, low level WC, wooden effect flooring.



**Bedroom 1:** front aspect double glazed window, radiator.

**En-suite Shower Room:** shower enclosure with wall mounted shower attachment, low level WC, wall hung wash hand basin, fitted cupboard housing the Vaillant boiler with shelving for linen, open fitted shelving, tile effect flooring.

**Bedroom 3:** rear aspect double glazed window, front aspect internal opaque windows, vanity shelf with wash hand basin, radiator.

**Bedroom 2:** front aspect double glazed window, period fireplace, fitted alcove wardrobes, radiator.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,472.04)

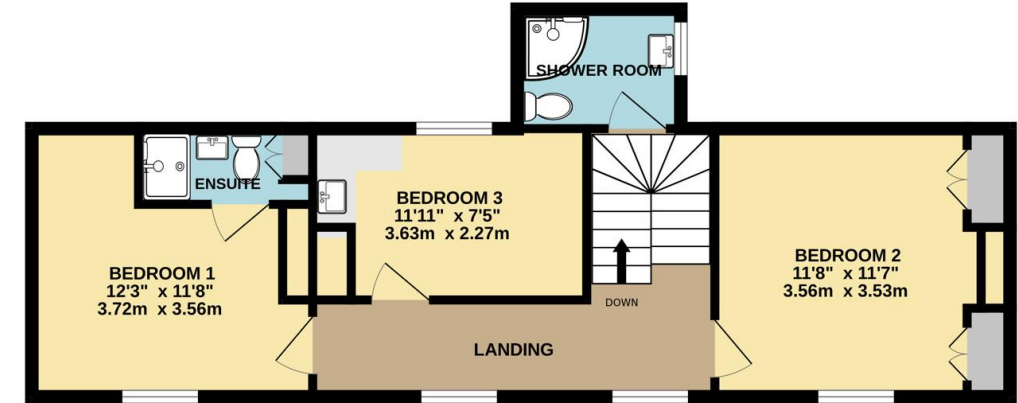
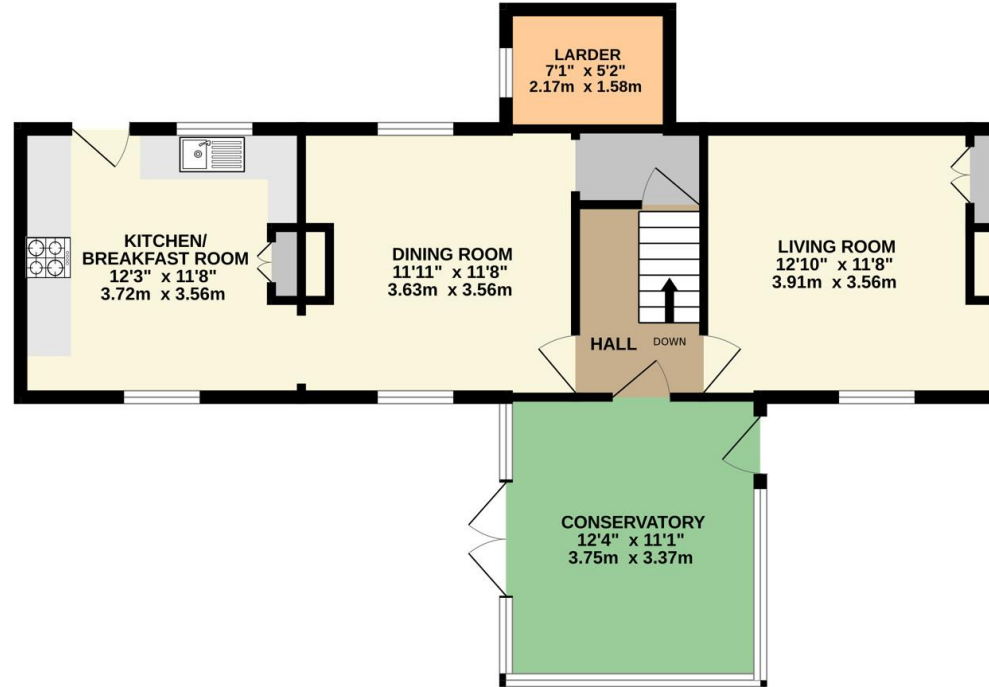
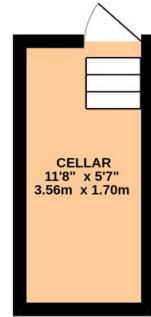
EPC: D (61)



LOWER GROUND FLOOR  
65 sq.m. (6.1 sq.m.) approx.

GROUND FLOOR  
670 sq.m. (62.2 sq.m.) approx.

1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



APPROX TOTAL AREA 117.8 SQ.M / 1,268 SQ.FT

TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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 | 61                      | 74        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| 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, near to the property, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, opposite the property 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 hairdressers, 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 1.8 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.



