

59 Yew Tree Road, Southborough, Tunbridge Wells





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Beautiful 5-bedroom period house with garage and mature gardens

Accommodation Summary

- Detached house (built 1920s)
 - 5 bedrooms
 - Living/dining room
 - Family room
 - Kitchen/breakfast room
 - Utility room
- Bathroom, bedroom washing facilities, ground floor cloakroom
 - Garage, cellar, garden storeroom, and driveway
 - Large well established garden
 - Chain free



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This beautiful 1920s house, loved by the same family for over five decades, delivers plenty of kerb appeal with its decorative part timbered exterior and distinctive angled windows.

It is screened from the road by a low fence with hedging behind, a paved off street driveway to the side fronting the integral garage. A pretty front garden with neat areas of lawn and stocked flower beds edge the pathway that winds up to the house.

The handsome oak entrance door opens into a part glazed porch and the entrance hallway beyond, with a deep under stair cupboard to keep the space clutter free.

To the left light pours into the spacious living/dining room through its front bay window. It is a welcoming space with wooden flooring and a fireplace that adds character and warmth in the colder months. There is ample space for family sofas to the front and a dining table to the rear, beside the French windows which can lie open in the summer months bringing views of the garden in and extending your living space onto the terrace.

Returning to the hallway to the front is the family room. It is currently used as a second reception room but is a versatile space and could easily double as a home office or children's playroom.

Behind is the kitchen/breakfast room which is brightened by dual aspect light. There are plenty of cupboards, top and bottom, countertops and space for an oven and additional appliances. Double sinks sit under the side window and there is room for a table and chairs for informal dining at the rear.

A lobby to the side provides access to an outside bin store area and front garden beyond, a storage cupboard housing the boiler, a useful guest cloakroom and the utility room.

The spacious utility room with access into the rear garden, has fitted cabinetry and space for appliances.

Climbing the stairs to the first floor with a mid height window delivering wonderful views, the wide landing has rooms running off it at all angles.

There are five bedrooms on this floor, two of which are generous doubles, all with fitted storage and washing facilities.

The bathroom has a window that brings in natural light and a shower over the bath.

Outside the beautiful garden is wonderfully large and private with a paved terrace, perfect for summer dining, at the rear of the house. The areas of lawn are edged by specimen trees, mature planting, and stocked flower beds making it a gardeners dream and a beautiful outlook from the house. A paved pathway winds around the main area of garden, giving easy access and a pond sits centrally to the rear. A further section of lawned garden sits to the side offering an ideal space for children to play on or to grow a kitchen garden. Mature trees provide leafy privacy and beautiful creative planting make it a garden for all seasons. It is fully enclosed by fencing providing a safe sanctuary for children and pets and there is access into the garden storage room and garage, which meet all your family's storage needs.

This fantastic home, only a short walk from local shops, sought after schools and excellent transport links, is ideal for a family. It is also a dream project to create your own vision and add value in the future. A must see!





Living/Dining Room: front aspect double glazed window, rear aspect windows, rear aspect French doors, fireplace with wooden mantelpiece, granite hearth and surround, cast iron fire basket, tiled hearth, wooden flooring, radiators.

Family Room: front aspect double glazed bay window, side aspect double glazed window, opening in chimney breast with wooden mantelpiece, fitted alcove low level cupboard, fitted alcove wall cupboard, radiators.

Kitchen/Breakfast Room: side and rear aspect windows, stainless steel double sinks with drainer and mixer tap, space for oven, extractor, eye and base level units, part glazed, open shelving, countertops, tiled splashback, wooden effect flooring, radiator.

Utility Room: rear aspect window, rear aspect part glazed door, fitted cupboards, countertops, space and plumbing for appliances, wooden effect flooring.

First Floor:

Bedroom 1: rear aspect double glazed bay window, fitted wardrobes with hanging rails, shelves, cupboards above, fitted cupboard with shelving, fitted high wall cupboard, feature fireplace with painted mantelpiece, recess with front aspect double glazed bay window, pedestal wash hand basin, radiator.

Bedroom 2: front and side aspect double glazed windows, feature fireplace with painted mantelpiece, vanity unit with wash hand basin and cupboard under, fitted high wall cupboard, fitted open shelves, fitted wardrobe with hanging rail, shelf and cupboard above, radiator.

Bathroom: side aspect opaque double glazed window, wooden effect panel enclosed bath with wall mounted shower attachment, hand held shower attachment, mixer tap, glass shower screen, pedestal wash hand basin, low level WC, tiled walls, wooden effect flooring, radiator.

Bedroom 3: rear and side aspect windows, wall hung wash hand basin, fitted wardrobe with hanging rail and cupboard above, radiator.

Bedroom 4: front aspect double glazed window, fitted wardrobe with hanging rail, shelf, cupboard above, fitted drawer unit with cupboards above, fitted low level cupboards with open shelves above, vanity unit with wash hand basin and cupboard below, radiator.

Bedroom 5: rear aspect double glazed window, fitted wall cupboards, fitted open wall shelves, fitted sliding door wardrobe with hanging rail, shelves, cupboards above, wall hung wash hand basin, radiator.

Garage: front aspect electric door, rear aspect window, rear aspect French doors, lighting, electricity, access into the cellar.

General:

Tenure: Freehold

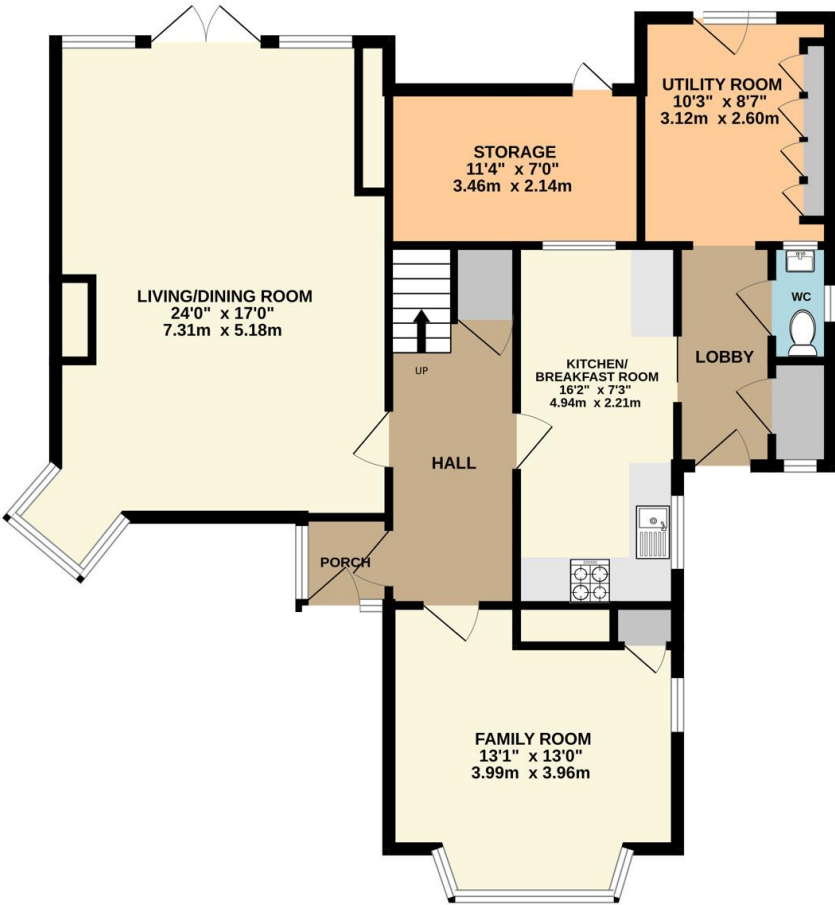
Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,570.72)

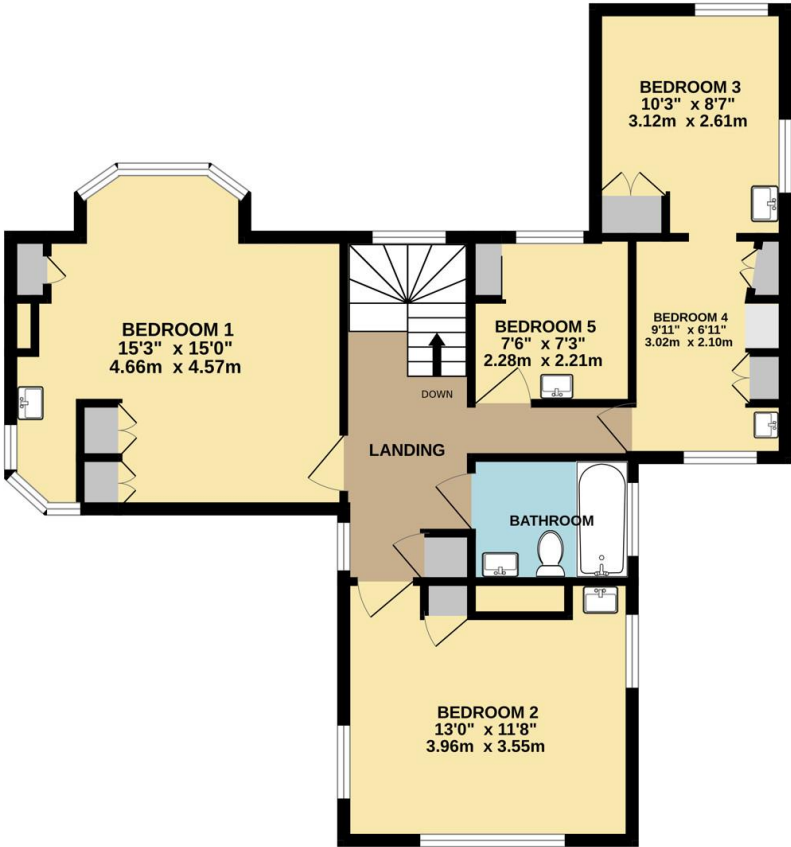
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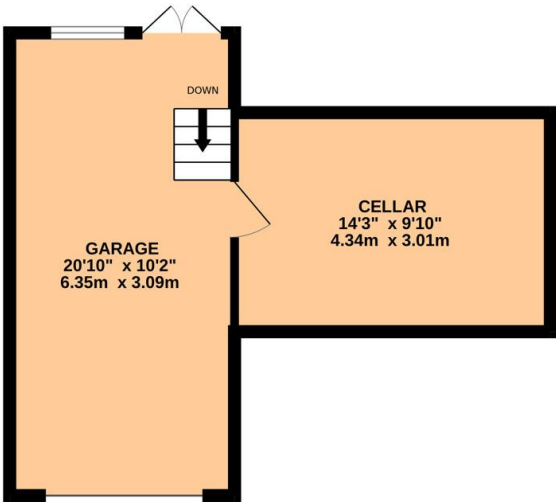
GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



ENTRANCE FLOOR
352 sq.ft. (32.7 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE/CELLAR & STORAGE 146 SQ.M / 1572 SQ.FT

TOTAL FLOOR AREA : 2015 sq.ft. (187.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	68
(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 was 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.



