

3 Vale Avenue, Southborough









# 3 Vale Avenue, Southborough TN4 0QL

*Wonderful Unique 4-Bedroom Family Home*

## **Accommodation Summary**

- Detached
- 4 bedrooms, 1 en-suite
- Open plan reception rooms
- Kitchen/breakfast room
- Separate utility room
- Rear patio garden
- Off street parking
  - Garage
- Sought after location



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This home's unique design and streamlined architecture truly make it stand out from its neighbours in its popular residential setting.

A block brick driveway with off street parking fronts the single garage which sits neatly at the side of the house. It has rear and front drive access and is large enough to house a car or a variety of bikes and garden equipment.

Set back from the street by a low brick wall and a front garden overflowing with a mix of multicoloured plants, a stone pathway leads you up to its entrance.

The brick arched storm porch entices you into an immaculate hallway, the mid height painted wood paneling contrasting beautifully with the patterned wallpaper above. It is a welcoming bright space; its wooden flooring dappled in light from its front entrance glazing.

The home's reception rooms, which would have been two rooms originally but which have been knocked through to create an inviting dining and living room, are a fantastic space for both family living and entertaining.

First on your right is the dining room with warm wooden flooring, open arch alcoves either side of the chimney breast and a window overlooking the street drawing light into the cosy room.

An open arch leads through to the elegant sitting room with a brick fireplace and stone hearth adding immense character and warmth to the room as you curl up in a deep sofa on cold winter nights.

At the rear, with sliding glazed doors to the side providing access to the terrace and garden, is a further space to relax in.

Further along the hallway is the kitchen with a space for a table and chairs, a window bringing views of the garden in and a rear lobby with ample space for coats and muddy boots.

The pretty country kitchen delivers wonderful cooking facilities with a range of eye and base level cream units topped with wooden work surfaces framed by multicoloured glazed clay tiles. There is space for a dishwasher, a large range cooker and family sized fridge/freezer. A separate utility room with space and plumbing for appliances that leads directly into a useful guest cloakroom delivers everything a family could need.

Climbing the stairs there is a large bathroom on your left, its frosted window reflecting light across its white tiles and warm wooden flooring. A panel enclosed bath and separate walk in shower offer a soothing bathing experience.

There are two bedrooms on this floor, both generous doubles, one of which has a modern en-suite bathroom.

A further flight of stairs takes you up to the second floor with two further good sized bedrooms each with roof top views.

Outside the leafy patio garden is a secluded tranquil space with an abundance of well stocked beds and pots and a pond adding to the picturesque cottage feel. A neat terrace with wooden pergola provides a seating area perfect for lazy summer lunches or evening entertaining.

It is a stone's throw from easy access to the M25, fast rail connections to central London and is in the catchment area for first class schools, making it the perfect home for families with professional needs.

This fantastic family home is welcoming, spacious and well-presented; perfect to move in straight away!







Brick arched storm porch with tiled step, part opaque glazed entrance door and opaque side and top light panels above, which opens to:

Entrance Hall, with wooden flooring, mid height wall panelling, fitted low level cupboard housing fuse box, radiator concealed by radiator cabinet, open recess, under stairs storage cupboard, opaque side aspect window and doors to:

**Dining Room:** 12`11" x 12`10" front aspect double glazed window with views over the front garden and street beyond, brick fireplace with stone slab hearth and space for wood burner stove, wooden flooring and radiator. The room is perfect for entertaining in with the beautiful fireplace adding warmth and character.

**Sitting Room:** 20`3` x 11`5` rear aspect double glazed window overlooking the garden, sliding side aspect double glazed doors leading onto the terrace, focal brick fireplace with stone hearth and radiator.

**Kitchen/Breakfast Room:** 16` x 12`6" rear aspect double glazed window, 1 ½ stainless steel sink bowl with drainer and mixer tap over, space for large range oven with wall mounted extractor fan above, space for fridge/freezer, space and plumbing for dishwasher, part wooden and part tiled flooring, tiled splashbacks and radiators. The kitchen has plenty of wooden worktop space, a good selection of cream eye and base level units some glazed and some open shelved, and room for a table and chairs with mid height wall panelling and wall shelving. A door leads off the kitchen into the lobby which has plenty of space for coats and shoes, a tiled floor, rear aspect windows and a glazed door out into the garden.

**Utility:** front aspect double glazed window, wooden work top with space and plumbing under for appliances, tiled floor, radiator and sliding door into:

Cloakroom with side aspect opaque double glazed window, concealed cistern WC, wall hung hand wash basin, part tiled walls and tiled floor.

Stairs up to first floor landing with side aspect double glazed window, radiator and doors to:

**Bathroom:** side aspect opaque windows, tiled panel enclosed bath, pedestal wash basin, open walk in shower cubicle with wall mounted shower, low level WC, wooden floor, part tiled walls and radiator.

**Bedroom 2:** 12`10 x 11`4" rear and side aspect double glazed windows overlooking the garden, fireplace with painted wooden mantle and cast iron basket insert and surround, fitted wardrobe with hanging rail and shelving with cupboard above and radiator.

**Bedroom 1:** 12`11 x 12`10` front and side aspect double glazed windows overlooking the street, fitted double wardrobes with internal hanging rails and shelving and cupboards over, shelf with inset wash hand basin, radiator and door to:

**En-suite:** front aspect opaque window with secondary glazing, tiled floor, part wood panelled/part tiled walls, concealed cistern toilet, tiled panel enclosed bath with hand held shower attachment and shower curtain over and radiator.

Stairs up to second floor landing with side aspect double glazed window, storage cupboard with shelving for linen, radiator and doors to:

**Bedroom 3:** 13`2 x 10`1" front aspect double glazed window, wooden flooring, recess with vanity unit with inset wash hand basin with cupboard under, storage cupboard with hanging rail and shelf, eaves storage cupboard and radiator.

**Bedroom 4:** 10`1 x 9" rear aspect window with views of the garden, side aspect Velux window, fitted book shelving on two walls, cupboard housing boiler and radiator.







GROUND FLOOR  
APPROX. FLOOR  
AREA: 719 SQ. FT.  
(66.8 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA: 481 SQ. FT.  
(44.7 SQ. M.)

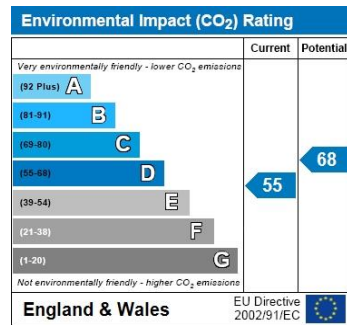
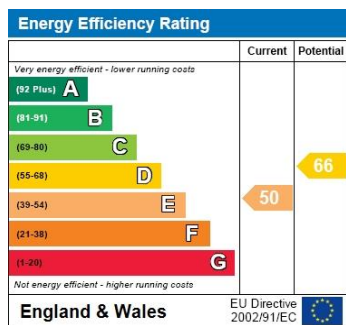
2ND FLOOR  
APPROX. FLOOR  
AREA: 327 SQ. FT.  
(30.4 SQ. M.)



TOTAL APPROX. FLOOR AREA 1678 SQ. FT. (156.0 SQ. M.)  
While 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 misstatement. 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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ENTRANCE FLOOR  
APPROX. FLOOR  
AREA: 153 SQ. FT.  
(14.2 SQ. M.)







**Outside:** to the front of the property is a low brick wall with flower bed behind and a stone path and step up to the front door. A wrought iron gate to the left of the house conceals a storage area with a further gate to the right side of the garage giving access to the rear garden. A block brick off street driveway fronts a single garage with front and rear garden access doors and with light and electricity. At the rear is a stone path that wraps around the back of the house. Brick steps lead up to a stone terrace area with room for a table and chairs with a gravelled area in between another stone terrace area with wooden pergola over. Wooden perimeter fencing, some with trellising above, with mature hedging and plants over. Mature well stocked flower beds overflowing with interesting plants, flowers and shrubbery edge the courtyard with a small pond giving a stunning cottage garden feel. A wooden shed with a glass lean to greenhouse provide storage space.

**General:**

Tenure: Freehold  
 Local authority: Tunbridge Wells Borough Council  
 Council tax: Band E (£1,992)  
 EPC: E (50)

**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 Avenue'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. Peter's 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 Avenue 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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