

# 2 Glenmore Place, Southborough, Tunbridge Wells









## 2 Glenmore Place, Southborough, Tunbridge Wells TN4 0RY

*Elegant period 4-bedroom family home in idyllic village setting*

### Accommodation Summary

- Mid terrace Victorian house
  - 4 bedrooms
  - Sitting room
  - Dining room
  - Large drawing room
- Stylish kitchen/breakfast room
  - Cellar
- Bathroom and shower room
  - Courtyard garden
- Original period features



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This beautiful Victorian home is set in an area of outstanding natural beauty, enjoying views over Southborough Common. There is also a woodland opposite with its labyrinth of footpaths winding up behind the nearby church, with the village cricket green to the side.

It enjoys the best of both worlds as it has local shops, excellent transport links and first-class schools on its doorstep.

The home's elegant exterior and traditional Victorian tiled path entice you in. The part glazed entrance door dapples light onto the hallway's wooden flooring.

First on your left is the sitting room. It is spacious with a large sash window, flooding the room with sunshine and green views. A handsome fireplace, high ceiling and decorative period features makes this a charming space.

Along the hallway and behind is the elegant dining room with a large sash window and a high ceiling, providing an inviting dining experience. A half height opening with a wide wooden countertop links the space to the kitchen behind.

At the far end is the country style kitchen which enjoys access into the courtyard garden through its French doors to the side. Painted bespoke cabinets offer great storage with pan drawers, a pull out bin and a false chimney breast with integrated spice cupboards provides space for a range oven. There are integrated appliances such as a Bosch dishwasher and an under counter freezer, with further under counter space for additional appliances.

There is a good-sized cellar providing useful storage space.

Climbing the stairs to the first floor, an elegant drawing room to the front spreads graciously across the width of the house. It enjoys leafy common views from its windows which bathe the room in light. A spectacular marble fireplace adds character and warmth to the room in the colder months.

Next door, the beautiful principal bedroom's high ceiling, fitted cabinetry and period fireplace makes it a very romantic space.

A wide landing, a bright bathroom with utility facilities and a separate shower room, complete the floor.

Up a further flight of stairs to the second floor, there are three bedrooms, two of which are generous doubles and all with large windows offering spectacular views.

This handsome period home is screened from the common by traditional iron railings with pretty stocked flower beds behind and reclaimed brick terrace, perfect for enjoying the afternoon sun. The rear paved courtyard garden is fully enclosed with walled perimeters and has plenty of room for a table and chairs for your morning coffee.

This wonderful family home is in a sought-after location and in the catchment area for all the first-class schools. A must see!





**Covered entrance storm porch with tiled base to part opaque glazed entrance door with glazed top light panel above, which opens into:**

**Entrance Hallway:** wooden flooring, radiator and doors opening into:

**Sitting Room:** 14`1 x 13`11 front aspect sash window overlooking the common, cast iron insert fireplace with tiled surround, wooden flooring and radiator.

**Dining Room:** 12`10 x 11`10 rear aspect sash window overlooking the courtyard garden, fitted cupboards with shelving, period fireplace with tiled surround, serving hatch with wooden countertop, wooden flooring and radiator.

**Kitchen/Breakfast Room:** 11`5 x 11`3 rear and side aspect windows, side aspect French doors giving access to the courtyard garden. The kitchen has painted bespoke wooden cabinetry providing plenty of storage with pan drawers, a pull out bin and granite countertop surfaces. There is a 1 ½ sink with mixer tap and drainer, integrated Bosch dishwasher, integrated under counter freezer, under counter space for a fridge, a false chimney breast with mantel with spice cupboards, an extractor fan and space for a range oven, tiled flooring and radiator.

**Stairs down to:**

**Cellar:** 16`9 x 9`11 wall hung boiler, hanging space for coats, space for storage, lighting and electricity.

**Stairs up to first floor landing with rear aspect window, radiator, airing cupboard housing the water cylinder with shelving for linen and doors opening into:**

**Drawing Room:** 18`9 x 13`11 front aspect sash windows, marble fireplace and hearth, and radiators.

**Bedroom 1/Principal Bedroom:** 12`10 x 11`10 rear aspect sash window, fitted alcove cupboard with open shelving above, fitted wardrobe with double hanging rails and cupboard above, fireplace with painted mantel and marble hearth, and radiator.

**Shower Room:** side aspect opaque window, low level WC, shower cubicle with wall mounted shower attachment, wall hung wash hand basin, wooden effect flooring, part tiled, part wooden panelled walls, and heated towel rail.

**Bathroom:** rear aspect window, wooden panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, part wooden panelled walls, utility cupboard with space and plumbing for appliances, heated towel rail, wooden effect flooring and radiator in decorative cover.

**Stairs up to 2nd floor landing with rear aspect window, fitted bookcase with open shelving, fitted wardrobe with hanging rail and shelf, radiator, ceiling loft access hatch and doors opening into:**

**Bedroom 2:** 13`11 x 11`10 front aspect sash window, feature fireplace, painted wooden flooring and radiator.

**Bedroom 3:** 12`10 x 11`10 rear aspect sash window, fitted open shelves, wooden flooring and radiator.

**Bedroom 4:** 10 x 6`3 front aspect sash window, fitted open shelving, wooden flooring and radiator.

**Outside:** the house is set back from the common beyond a wrought iron fence and gate with stocked flower beds, a Magnolia tree and a herring bone style reclaimed brick terrace. A traditional tiled front path leads to an open arched storm porch with climbing wisteria. The rear east facing paved courtyard garden is accessed via the kitchen. It is perfect for summer dining and has a covered area at the rear and a rear gate for bin access.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band D (£2,161.24) / EPC: D (68)







APPROX TOTAL AREA 1923SQ.FT / 178.6 SQ.M

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 |                         | 86        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 68                      |           |
| (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 Ridgeway 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, situated towards the property'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. 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 at the end of Pennington 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.



