

The Wellery, 36a London Road, Southborough, Tunbridge Wells





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Elegant spacious 4/5-bedroom house with period features, driveway and garage

Accommodation Summary

- Semi detached period house (built 1863)
 - 4/5 bedrooms
- Kitchen/dining room and walk in larder
 - Drawing room
 - Living/family room
 - Home office(s)
- Bathroom, wet room and cloakroom
 - Wine cellar and workshop
- Driveway, garage and garden (west facing)
- Sought after location, with good transport links and close to good schools



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This handsome period home, set back from the road behind double gates that open onto a wide driveway, is screened by high trees and mature planting.

Arranged over four floors, its uniqueness makes it stand out from its neighbours with a green plaque proudly highlighting its historical importance.

Stone steps lead up to an impressive arched storm porch and beautiful part glazed double doors.

Stepping inside the wide entrance hallway, its high ceilings, glazing around the door and warm wooden flooring that contrasts beautifully with the neutral walls creates a very welcoming feel.

On the right is the sophisticated drawing room which enjoys views across the driveway through its large window. A marble fireplace offers timeless elegance and warmth in the colder months, and there is plenty of room for seating.

Across the hallway to the rear is a lobby, with side garden access and plenty of space for hobbies or home working. It opens into the fourth bedroom, which is currently set up as a home office with fitted alcove cabinetry and garden views.

Next door bedroom five also enjoys leafy views and could double as an office space.

Climbing the stairs to the first floor there are two generous double bedrooms, both with large windows flooding them with light, a bathroom, and a separate cloakroom.

A further flight of stairs takes you up to bedroom three, with a fitted cupboard and access into the loft.

Returning to the hallway, stairs lead you down to the lower ground floor with a useful under stair cupboard to keep the space clutter free.

At the front is the living/family room with dual aspect windows, a fireplace and plenty of room for large family sofas. It offers the perfect informal family space or playroom for the children.

Next door is a home office which opens into a workshop and a wine cellar.

To the rear, past a useful utility cupboard, wet room and large walk-in larder is the kitchen/dining room. Shaker style cabinetry topped with Quartz work tops wrap around one side of the room providing imaginative storage. The space is beautifully finished and fully equipped, as you would expect from a house of this quality, with integrated AEG and Bosch appliances. There is plenty of room for a large table and chairs and the French doors at the rear open onto the garden terrace.

This beautiful period home benefits from a pretty west facing garden with a large, paved terrace next to the house, perfect for summer dining and entertaining. There is an expanse of terrace to the side of the house, with access onto the driveway, into the garage and steps up to the raised ground floor. The tiered garden slopes gently downwards with mature stocked flower beds, climbing wisteria and gravelled steps that lead to an area of lawn at the rear. It is fully enclosed on all sides making it a safe sanctuary for pets and children.

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home has the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!



Arched storm porch with tiled flooring and part opaque patterned glazed entrance door, which opens into:

Entrance Hall: front aspect opaque windows, glazed top light windows, wooden flooring, traditional radiator, radiator, and doors opening into:

Drawing Room: 14'1 x 11'6 front aspect window, alcove fitted open shelves, marble fireplace with tiled hearth, wooden flooring, and radiator in decorative cover.

Lobby/Music Room: 9'11 x 5'2 side aspect windows, side aspect part glazed door, radiator and door opening into:

Bedroom 4: 14'9 x 9'11 rear aspect window, marble fireplace and hearth, alcove fitted low level cupboard with open shelves above, alcove fitted desk unit with open shelves above and radiator.

Home Office/Bedroom 5: 14'9 x 6'7 rear aspect window, fitted open shelves and radiator.

Stairs up to first floor landing with side aspect window, internal opaque side aspect window, radiator and doors opening into:

Principal Bedroom: 14'9 x 14'9 rear aspect double glazed window, fitted double wardrobes with hanging rails and cupboards above and radiator.

Bathroom: side aspect opaque window, low level WC, vanity unit with marble top, wash hand basin and mixer tap and drawer and cupboard under, panel enclosed bath with folding glass shower screen, wall mounted shower attachment with rainwater shower head and hand held shower attachment, cupboards above, airing cupboard housing the water cylinder with shelving for linen, part mid height wooden panelled wall, wooden effect flooring and heated towel rail.

Cloakroom: low level WC, slimline wash hand basin with mixer tap, arched opening into deep shelf unit with side aspect part opaque window, and wooden effect flooring.

Bedroom 2: 11'6 x 11'1 front aspect window, alcove fitted open shelves, fitted cupboard with hanging rail and shelf and radiator.

Stairs up to second floor with door opening into:

Bedroom 3: 11'6 x 11'1 front aspect window, alcove fitted open wall shelves, fitted wardrobe with hanging rail and cupboard above, ceiling loft access hatch and radiator.

Stairs down to lower ground floor opening into hallway with under stair cupboard, wooden flooring and doors opening into:

Living/Family Room: 14'1 x 11'6 front and side aspect windows, fitted low level cupboards, fitted open shelves, fireplace with gas coal effect fire, wooden flooring and door opening into:

Home Office: 8'11 x 7'2 wooden flooring and door opening into:

Workshop: 7'2 x 6'1 fitted shelving, housing fuse box and opening into:

Wine Cellar: 7'2 x 6'7 front aspect window.

Utility Cupboard: side aspect stable door, space and plumbing for an appliance, countertop and door opening into:

Wet Room: rear aspect window, concealed cistern WC, heated towel rail, wall hung wash hand basin with mixer tap, wall mounted shower attachment with rainwater shower head and handheld shower attachment, tiled walls, and tiled flooring with underfloor heating.

Larder: tiled walls and flooring, fitted open shelves, electricity, lighting, and space for additional appliances.

Kitchen/Dining Room: 16'6 x 14'9 rear aspect French doors opening into the garden, side aspect window, integrated AEG dishwasher, integrated under counter fridge, 4 ring Bosch induction hob, AEG stainless steel extractor, integrated AEG combination oven and microwave, double Belfast sink with mixer tap, tiled splash back, mantelpiece with fitted cupboard under housing the Worcester boiler, wooden flooring and radiator. There are a range of eye and base level units, part glazed, wine rack, deep corner unit with fitted shelves, open shelves, and Quartz worktops.

Garage: 16'5 x 8'6 front aspect up and over door, side aspect window, lighting, and electricity.





APPROX TOTAL AREA EXCLUDING GARAGE 228 SQ.M / 2449 SQ.FT

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	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	
England & Wales	
EU Directive 2002/91/EC	



Garden: At the front double wooden gates front the block brick and graveled driveway which has parking for multiple cars. There is wooden fencing on both sides, a raised brick enclosed stocked flower bed, trees, a stocked flower bed by the house and stone steps leading up to the storm porch with a green plaque to Amelia Scott. There is wooden fencing to the side with a wooden gate for rear garden access. At the rear there is an area of terrace at the side of the house, with garage access and stone steps leading up to the lobby/music room with a seating area. There is a paved terrace at the rear of the kitchen/dining room, and graduating tiered sections of planting, steps, and lawn with seating areas. The garden is fully enclosed on all sides by wooden fencing.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£3,121.80) / EPC: E (52)

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 hairdresser, 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 2.7 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.



