

Three Oaks, Vauxhall Lane, Southborough, Tunbridge Wells





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Elegant 4-bedroom detached house in idyllic countryside setting with double garage, extensive gardens and parking

Accommodation Summary

- Detached house (built 1930s)
 - 4 double bedrooms
- 2 bathrooms, 2 cloakrooms (one on ground floor)
 - Drawing room
 - Home office
 - Dining room
 - Breakfast room
- Kitchen and separate spacious utility room
 - Large conservatory
- Gardens of approximately 1.1 acres, detached double garage and parking



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This beautiful house, with touches of Edwardian charm, is newer than it looks as it was built in the 1930s, showcasing the high-quality craftsmanship of that era.

Screened from the road by high mature planting, double gates on both sides of the property open onto wide driveways, with a detached double garage sat neatly to the side.

The house sits proudly within its landscaped gardens occupying an idyllic semi-rural position surrounded by rolling Kent countryside. However, it enjoys 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.

Lush green gardens wrap around the property with manicured lawns gently sloping down to meet the open farmland at the front, delivering spectacular unspoilt views.

The house itself offers space and light in abundance with a light filled interior that flows beautifully to deliver family and entertaining space in equal measure.

A part glazed door welcomes you into the porch, with plenty of space for coats and shoes, and a useful storage cupboard to the side.

Decorative internal glazing with stained glass welcomes you into the beautiful entrance hallway, its oak panelled staircase sweeping upwards adding a touch of glamour.

Warm English oak flooring seamlessly links the reception rooms running of it at every angle. There is a useful guest cloakroom and a bathroom with a shower over the wooden panel enclosed bath with sliding shower screens.

First on the right is the elegant drawing room, its dual aspect windows flooding the space with light. The square bay window to the front delivers glorious garden views and the oak framed fireplace adds character and warmth to the room, which has ample space for large family sofas.

Behind is the large home office with its bay window enabling you to work in a light and airy space. It is a versatile space and could easily be used as a children's playroom.

Returning to the hallway, the dining room is opposite and to the front. It also benefits from a square bay window bringing in garden views for charming dining experiences. There is a useful serving hatch into the breakfast room behind.

The breakfast room, conveniently placed next to the kitchen, is a wonderfully informal dining space. An Aga sits recessed under a mantelpiece and two impressive dresser units flank the walls offering storage and decorative display options.

Beyond, the kitchen has oak cabinetry that wraps around the kitchen separating the integrated appliances and offering lots of storage and food preparation space. A sink sits under one of the windows and there is a lobby to the back with room for an additional appliance and access into the garden.

Double glazed doors open into an impressively large utility room which also has base level wooden cabinetry, space and plumbing for appliances, additional sinks ideal for muddy paws and boots and garden access. This vast space is ripe for a renovation project that could potentially reconfigure the kitchen space too.

Accessed from its own courtyard to the side is the conservatory with wrap around windows and a glazed roof flooding the room with light. It is the perfect space for relaxing or entertaining in and its own set of double glazed doors open onto the terrace and garden beyond.

Climbing the stairs to the first floor you reach the bright landing, its windows delivering striking unspoilt views.

There is a second bathroom with a shower over the bath, a separate cloakroom and four generous double bedrooms.

The bedrooms are graciously proportioned, with high ceilings, feature fireplaces and large windows offering beautiful views of the garden enabling you to lie in bed and watch the changing seasons in comfort.

Outside spacious gardens of approximately 1.1 acres surround the house, safely self-contained for pets and children. At the front of the house is a paved terrace with three sets of steps leading you through different sections of the beautiful rear garden with its unrivalled views.

Manicured lawns are edged by mature stocked flower beds brimming with colour and variety, while iron rail fencing at the perimeters enable you to have unspoilt open farmland views. A garden pavilion and a summer house offer perfect vantage points for tranquil seating to enjoy the scenery while a section of protected woodland to the west has a canopy of trees, including the three oaks, and provides a perfect hideaway and adventure playground for kids to make childhood memories. There are two greenhouses, a wooden shed and plenty of terracing for alfresco dining. A variety of mature high greenery screens and surrounds the property to the front and side perimeters.

The detached double garage, with a separate garden store at the rear, has an up and over door and pedestrian doors, with ample off-road parking to the rear.

This wonderful home brimming with character, period features and striking unspoilt country views has the added advantage of the opportunity for you to create your own vision and add value in the future. A must see!





Covered part glazed entrance door opening into:

Porch: tiled flooring, hanging space for coats, fitted cupboard with shelving housing the alarm system, internal part opaque stained glass door opening into:

Entrance Hall: internal front aspect opaque stained glass windows and top light panels, original English oak flooring, oak panelled staircase rising to the first floor with under stair storage cupboard, radiator and doors opening into:

Drawing Room: 18'5 x 13'11 front aspect square bay window with secondary glazing, side aspect window with secondary glazing, oak fireplace with marble hearth and surround and gas fire, and radiator.

Home Office: 15'5 x 13'11 rear aspect square bay window with secondary glazing, fitted alcove oak cabinets with shelving with glazed doors above and cupboards below, oak fireplace with brick surround and tiled hearth and radiator.

Dining Room: 18'5 x 13'11 front aspect square bay window with secondary glazing, internal side aspect window with secondary glazing, oak fireplace with brick surround and hearth, wall serving hatch opening into the breakfast room and radiator.

Bathroom 1: rear aspect window with secondary glazing, wooden panel enclosed bath with mixer tap and wall mounted shower attachment, sliding opaque shower screens and wooden fitted storage of a pull-out deep drawer and cupboard with shelving above, pedestal wash hand basin, part tiled walls, tiled flooring, and radiator with wooden shelf over.

Cloakroom: rear aspect opaque window with secondary glazing, low level WC and tiled flooring.

Breakfast Room: 14'1 x 11'11 rear aspect window with secondary glazing, two fitted dressers with open shelving above and cupboards and drawers under, 2 oven gas fired Aga (white) in tiled recess with painted wooden mantle above, working service bell indicator box, radiator and door opening into:

Kitchen: 15 x 11'11 rear aspect window with secondary glazing, side aspect internal windows with secondary glazing, 1 ½ stainless steel sink with mixer tap and drainer, integrated Bosch dishwasher, integrated under counter fridge, integrated Bosch combination oven, 4 ring gas hob, pull out extractor hood, tiled splashback, tiled flooring, ceiling loft access hatch and radiator. The kitchen has

a range of oak wooden eye and base level cupboards, a dresser unit with shelving with glass doors and additional cupboards, open shelving at base level, countertops and rear aspect door opening into:

Lobby: rear aspect window, rear aspect door opening into the garden, space for an appliance, tiled walls, and flooring.

Double glazed doors, with glazed top light window above, opening from the kitchen into the:

Utility Room: 15'3 x 14'7 rear and side aspect windows with secondary glazing, side aspect part glazed door opening into the side garden, plumbing and space for appliances, double stainless steel sink with mixer taps and drainer, tiled splashback, tiled flooring, wooden panelled ceiling, and radiator. There are a range of oak wooden base level units with countertops with some wall based open wooden shelving.

Conservatory: 17'3 x 10'11 (accessed from the garden) side, front and rear windows, double front aspect glazed doors opening into the adjacent courtyard, and glazed roof.

Oak panelled stairs rising to first floor landing with front aspect windows with secondary glazing, ceiling loft access hatch, radiator and doors opening into:

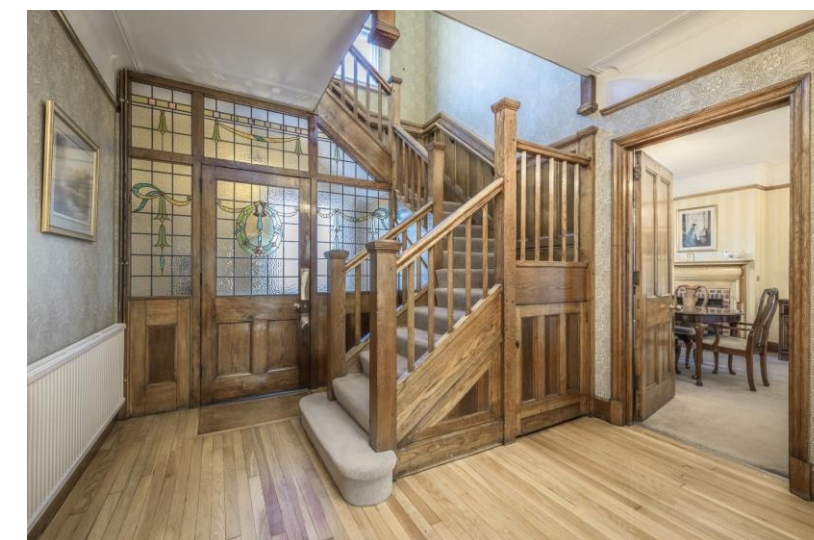
Bedroom 1: 14'11 x 13'11 front and side aspect windows with secondary glazing, feature fireplace with painted mantle and tiled surround, five door fitted wardrobe and radiator.

Bedroom 2: 14'11 x 13'11 front aspect windows with secondary glazing, feature fireplace with painted mantle and tiled surround and radiator.

Bedroom 3: 13'11 x 11'11 rear aspect windows with secondary glazing, pedestal wash hand basin with mixer tap, feature fireplace with painted mantle and tiled surround and radiator.

Bedroom 4: 14'1 x 11'11 rear aspect windows with secondary glazing, vanity unit with wash hand basin and mixer tap over and cupboard under, fitted cupboard with shelving, feature fireplace with painted mantle and tiled surround and radiator.

Bathroom 2: rear aspect window with secondary glazing, wooden panel enclosed bath with mixer tap, wall mounted shower attachment, hand held shower attachment, glass shower screen, vanity unit with wash hand basin and mixer tap over and cupboard under, wall cabinet with mirror, shelf and cupboards, part tiled walls and traditional heated towel radiator.





APPROX TOTAL AREA EXCLUDING GARAGE 267.7 SQ.M / 2881 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			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Cloakroom: rear aspect opaque window with secondary glazing, and low level WC.

Outside: The house, part clad in wisteria, is accessed via two sets of double wrought iron gates at either side of the property, one opening onto a hard surface driveway with pathway access to the front entrance door and the other opening onto a hard surface driveway that fronts the double garage. Mature high planting and trees edge the rear and side perimeters and provides privacy screening for the house. There is iron rail fencing to the front perimeter allowing unobstructed views across the farmland. Areas of manicured lawn lie to the rear and front of the property edged with mature stocked flower beds with a variety of plants including rhododendrons, camellias, roses, magnolias, and azaleas. A mix of gravelled and paved pathways meander through the lawns and garden sections to enable easy access with a paved terrace at the front of the house and a self-contained paved terrace at the rear of the conservatory. To the west side is an area of ancient woodland, including the three mature oaks, with a composting area. There is a garden pavilion and a summer house, a wooden shed and two greenhouses.

Double Garage/Store Room: 21'4 x 18'11 rear aspect up and over door, side aspect windows, front aspect part glazed doors, lighting, and electricity. The store room has a front aspect part glazed door and window.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,602.00) / EPC: E (50)

Area Information: Southborough/Bidborough border, Tunbridge Wells, Kent
Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. It sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated near to the property, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you are a runner or casual walker, the woodland area of the Southborough Common, which is near the property, is a very beautiful space. It is nestled behind St. Peter's Church, and it is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Birch Wood, is in the valley between Southborough and Bidborough. With its lovely lake, duck house, and array of pathways and bridges meandering through 17 acres, this wood is a haven for wildlife and a perfect place for local residents to enjoy the countryside. Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The area benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 2.4 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, which drops and collects a short walk from 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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded Bidborough, and Southborough primary schools and the sought-after girls' and boys' secondary grammar schools are also nearby. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. 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. 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 more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



