

Royal Oak House, 80 Speldhurst Road, Tunbridge Wells





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Substantial period 4-bedroom house with parking and garage

Accommodation Summary

- Detached period house (built 1830s)
 - 4 bedrooms
 - Sitting room/home office
 - Living/dining room
 - Music room
- Kitchen and separate utility room
- Large garden and garden studio
- Garage and driveway for several vehicles
 - Sought after village location
- Opportunity to develop, subject to planning



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This fantastic house, with an intriguing history as the prior Royal Oak public house, has been sympathetically converted and updated by the current owners to create a spacious family home, which has retained much of its original charm.

With an extensive garden and generous plot, there is the added potential for further development opportunities, subject to the usual planning consents.

A hard surface driveway with parking for multiple cars fronts the house, with a garage sat neatly to the side offering practical storage.

Stepping inside, the wide entrance hallway, with trap door access into the cellar, has rooms running off it at every angle.

The home's substantial and spacious layout is ideal for family life and with two interconnecting reception rooms and a separate music room there is plenty of entertaining space too.

On the right is the charming sitting room with a wood burning stove adding warmth and character to the space. Open wooden beams separate the seating area from a well-defined space at the rear, currently set up as a home office.

Opposite the spacious living/dining room is a very social space with ample room for a dining table and chairs and family sofas for relaxing and entertaining. There is side access into the garden via a lobby, and it opens into a further living space to the side, currently set up as a music room.

The music room enjoys dual aspect light and views of the pergola covered terrace and garden beyond.

At the rear to the right is a long lobby area with access into a useful walk-in larder, the utility room and guest cloakroom.

On the right is the country style kitchen with wooden countertops and beams, double sinks, fitted cupboards and access into a further kitchen area with additional cupboards and space for appliances.

Behind is a lobby area with space for an appliance and access into the garden.

Climbing the stairs to the first floor, there are four bedrooms, three of which are generous doubles, and all with large windows.

A bathroom with a shower over the bath completes the floor.

Outside to the rear, the pretty garden has an expanse of lawn with a variety of trees, plants, and stocked flower beds while the mature planting, hedging and trees at the back creates a natural canopy. There is a paved terrace behind the house with an additional one to side beneath a wooden pergola, making it perfect for summer dining. A part glazed summer house is ideally placed to enjoy the late sun and has potential as an office, with electricity and internet connectivity. There is an area of bare soil garden which has opportunities and a wooden shed for storage.

This fantastic family home is set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links.

It also offers a dream project to create your own vision and add value in the future. A must see!





Entrance door opening into:

Entrance Hall: top light window, hanging space for coats, wooden flooring, radiator, trap door into:

Cellar (divided into 3 rooms): lighting, electricity, Belfast sink, and side aspect door to the outside.

Sitting Room: front aspect window, fireplace with wood burning stove and stone hearth, part wooden panelled walls, fitted wall cupboard housing the fuse box, wooden beams, wooden flooring, radiator and opening into:

Home Office: side aspect window, fireplace with wooden surround, fitted alcove cupboard with open wooden shelves, wooden flooring, part wooden panelled walls and door to the rear.

Living/Dining Room: front aspect window, side aspect part glazed doors opening into lobby with side aspect windows and part glazed door opening into the garden, fitted dresser unit with upper and lower cupboards with shelving, radiator, side aspect door into the hallway and opening into:

Music Room: front and rear aspect windows, wooden effect flooring and radiator.

Internal Lobby: rear and side aspect opaque windows, wall hung fitted cupboards, tiled flooring, radiators, and door opening into the larder with rear aspect opaque window

Utility Room: side aspect opaque window, tiled flooring, space and plumbing for appliances, fitted wall cupboards, countertop, sink, tiled splashback, radiator, and door opening into:

Cloakroom: side aspect opaque window, part wooden panelled walls, WC, tiled flooring, and extractor.

Kitchen: side aspect windows, range of eye and base level cupboards with wooden work surfaces, stainless steel double sinks with mixer taps and drainers, open recess in chimney breast with oak beam and space for cooker, part wooden panelled walls, tiled flooring with underfloor heating (main kitchen only) and opening into an additional kitchen area with space for fridge and freezer, part wooden panelled walls, eye and base level cupboards, wooden countertop and tiled flooring.

Kitchen Lobby: space and plumbing for appliance, wall hung Worcester boiler, tiled flooring and rear aspect stable door opening into the garden.

Stairs with under stair cupboard and mid height side aspect window up to first floor landing with fitted cupboard with shelving for linen, ceiling loft access hatch, open fitted shelves, radiator, and doors opening into:

Bathroom: rear aspect opaque double glazed window, low level WC, wooden panel enclosed bath with mixer tap, handheld shower attachment, wall mounted shower attachment and shower head, folding glass shower screen, pedestal wash hand basin below an illuminated cabinet, tiled walls, and tile effect flooring with underfloor heating.

Bedroom 4: side aspect window, and radiator.

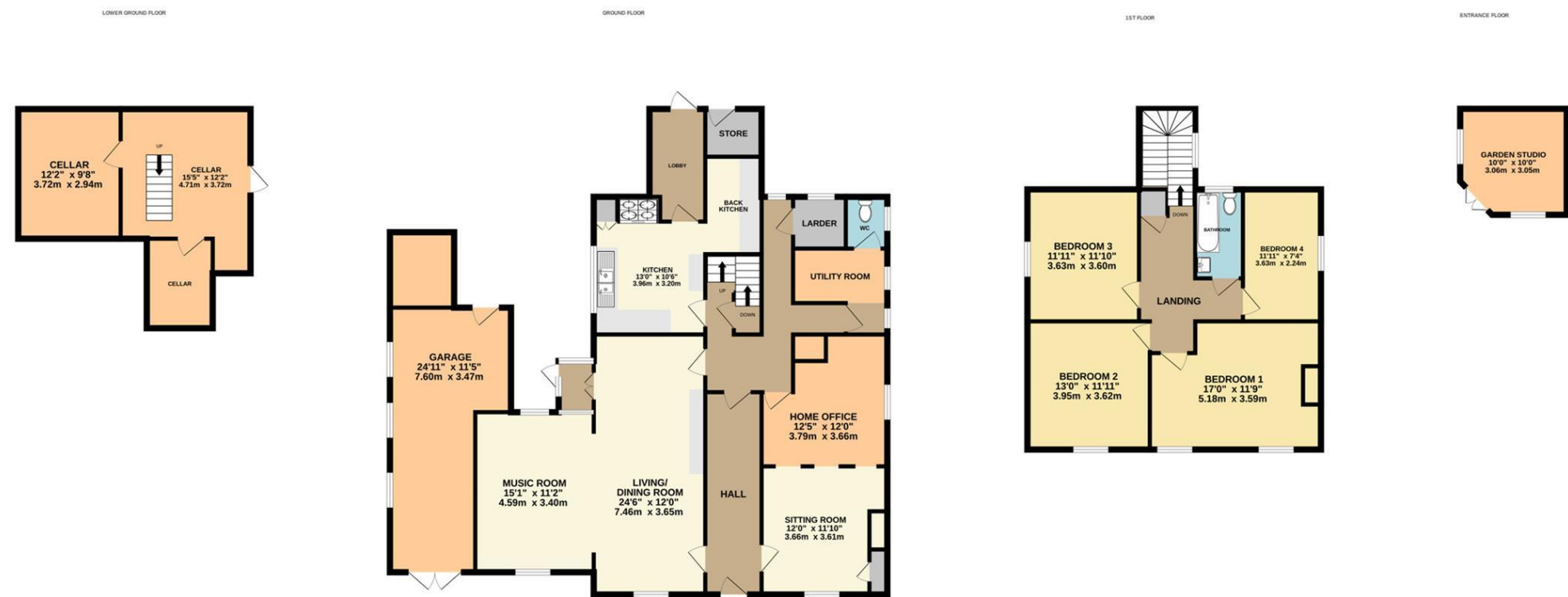
Bedroom 3: side aspect window, wall hung wash hand basin with mixer tap and radiator.

Bedroom 1: front aspect windows, fitted open alcove shelving and radiator.

Bedroom 2: front aspect window, wall hung wash hand basin, and radiator.

Garage: Front aspect double doors, rear aspect pedestrian door, lighting, and electricity.





APPROX TOTAL AREA EXCLUDING GARAGE 2553 SQ.FT / 237.3 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		
(69-80)	C		77
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outside: To the front is a hard surface driveway with parking for up to 6 cars, and a side aspect wooden gate giving rear garden access. At the rear there is a paved terrace with steps up to a lawned area, mature stocked flower beds, an additional paved terrace to the side with a wooden pergola over, a mix of metal, wooden and hedged perimeters, mature trees, including cherry, plum and apple, mature shrubs, a wooden shed and two outside taps. There is an area of bare earth garden to the side that was ear marked for development.

Summer House: part glazed with internet connectivity, lighting, and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,729.00) / EPC: E (53)

Area Information: Southborough, Tunbridge Wells

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 Speldhurst Road. 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 north 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. Speldhurst Road is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools and St Gregory's Catholic state secondary school is a short walk away. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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, which drops up 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.



