

37 Yew Tree Road, Southborough, Tunbridge Wells





37 Yew Tree Road, Southborough, Tunbridge Wells TN4 0BH

Spacious bright 5-bedroom family home with parking and detached garage/garden studio

Accommodation Summary

- Semi-detached Edwardian house
 - 5 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Kitchen/breakfast room
- Bathroom, en-suite shower room, ground floor cloakroom
- Garden with above ground swimming pool
 - Garage/garden studio
 - Off street driveway
- 0.7 miles to mainline station and close to popular schools



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic family home is set back from the road by a driveway which provides off street parking for up to four cars, with a detached garage/garden studio to the side.

It has a smart double bay exterior and is arranged over three floors, delivering far reaching views over playing fields, woodland, and farmland to the rear.

A covered part glazed door opens into a wide entrance hallway with storage cupboards to keep the space clutter free and a useful guest cloakroom.

To the right light pours into the living room through its front bay window. It is a welcoming space with plenty of space for family sofas, wooden flooring and a fireplace that adds warmth in the colder months.

Behind is the spacious dining room with French doors that can lie open in the summer bringing views of the garden in and extending your living space onto the terrace.

The kitchen, also accessed from the hallway, conveniently opens to the side and has a part glazed door for rear garden access. Bespoke wooden cabinetry wraps around the room offering wonderful storage and counter top space, with room and plumbing for freestanding appliances. The sink sits under the window overlooking the garden and there is a peninsula overhang with space for two bar stools, perfect for your morning coffee. An exposed brick chimney breast is a beautiful feature with an open recess to house an Aga or a range oven.

Returning to the hallway, the stairs take you up to the first floor's wide landing offering a family friendly layout.

There are three bedrooms on this floor, two of which are generous doubles with the third currently set up as a home office. They are all beautifully presented and brightened by large windows.

The family bathroom is fresh and modern with a wooden panel enclosed bath, separate shower cubicle and a vanity unit with a wash hand basin and storage below. A rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor there are two additional bedrooms, both with eaves storage space, and an en-suite shower room.

Outside to the rear of the house terraces provide plenty of summer dining space with the one to the side framed by a covered pergola intertwined by grape vines. Areas of lawn are edged by fencing providing a safe sanctuary for children and pets and mature trees provide leafy privacy. Beautiful creative planting, such as a Japanese Maple tree, hydrangeas, and rhododendrons, make it a garden for all seasons while an above ground swimming pool with a wooden pool house offers great entertainment for the kids. Wooden sheds for storage, vegetable boxes and a side gate for street access deliver all your family's needs.

The detached garage/garden studio with an enclosed mezzanine level above provides ample storage space but could also be an ideal room for your creativity, an office to escape the commute, a home gym, a den for teenage children or a playroom for younger ones.

This fantastic home, only a short walk from local shops, sought after schools and excellent transport links, is ideal for a growing family. A must see!





Cloakroom: front aspect opaque double-glazed window, low level WC, corner wall hung wash hand basin with mixer tap, oak wooden flooring.

Living Room: front aspect double glazed bay window, fitted alcove cupboards with open shelving above, fireplace with wooden mantelpiece, tiled hearth, oak wooden flooring, radiator.

Dining Room: rear aspect double glazed windows, rear aspect French doors opening into the garden, fireplace with wooden mantelpiece, marble surround and hearth, oak wooden flooring, radiator.

Kitchen/Breakfast Room: side and rear aspect double glazed windows, rear aspect part glazed door giving rear garden access, 1 ½ stainless steel sink with drainer and mixer tap, space and plumbing for dishwasher and washing machine, space for tumble dryer, exposed brick chimney breast with space for Aga/range oven, chimney breast recess with space for freestanding appliances, wooden mantelpiece, tiled splashback, tiled flooring, wall hung boiler. The kitchen has plenty of worktop space and a good selection of wooden eye and base level units, part glazed, with a peninsula overhang with seating for two bar stools.

First Floor:

Bedroom 1: front aspect double glazed bay window, painted brick fireplace, wooden effect flooring, radiator.

Bedroom 2: rear aspect double glazed window, painted brick fireplace, wooden effect flooring, radiator.



Bathroom: rear aspect opaque double-glazed window, wooden panel enclosed bath, shower cubicle with rainwater shower head, hand held shower attachment, vanity unit, wash hand basin with mixer tap over, cupboards under, airing cupboard housing the water cylinder with shelves for linen, fitted open shelves, part tiled walls and tiled flooring.

Toilet: side aspect opaque double glazed window, low level WC, vanity unit with wash hand basin, mixer tap, cupboard under, tiled flooring.

Bedroom 3: front aspect double glazed window, wooden effect flooring, radiator.

Second Floor:

Bedroom 4: rear aspect double glazed window, eaves storage cupboard, wooden effect flooring, radiator.

En-suite: side aspect Velux window, shower cubicle with wall mounted shower attachment, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, wooden effect flooring, radiator.

Bedroom 5: front aspect Velux window, eaves storage cupboard, wooden effect flooring, radiator.

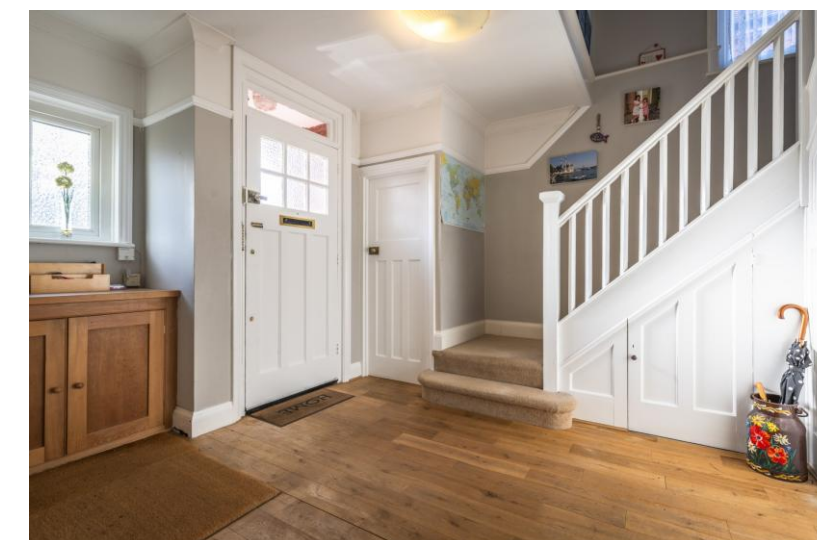
General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,768.45)

EPC: E (54)





TOTAL APPROX AREA EXCLUDING GARAGE 169 SQ.M / 1,816 SQ.FT

TOTAL FLOOR AREA : 1950 sq.ft. (181.2 sq.m.) approx.

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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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 Ridgewaye 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, near to the property, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, opposite the property 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 near to 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.



