

37 Prospect Road, Southborough, Tunbridge Wells





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Spacious period 4-bedroom detached house with garage and parking

Accommodation Summary

- Detached Victorian house
 - 4 double bedrooms
 - Living room
- Family Room/Home office
 - Dining room
- Kitchen/breakfast room with walk-in larder
 - Garden room and lobby
- Bathroom and ground floor toilet
- Garden, detached garage and driveway
- Close to popular schools and mainline station



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This handsome Victorian house, lovingly owned by the same family for over four decades, offers spacious and flexible accommodation in a sought after road, close to popular schools.

With local shops and excellent transport links on its doorstep, it enjoys the best of both worlds as it is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside.

Set back from the road behind a low wall with planting behind, this double bay fronted house delivers plenty of kerb appeal.

A block brick driveway sits neatly to the side with double wooden gates opening onto further driveway space, which fronts the garage and provides gated access into the garden.

A part glazed entrance door opens into a welcoming entrance hall, with rooms running off it at every angle.

First on the right is the living room flooded with light from its bay window. It is very inviting with a wood burning stove, alcove shelving and plenty of space for sofas.

Opposite is another generous reception room, currently set up as a home office, but large enough to redefine and remodel the space, depending on your needs.

Returning to the hallway, to the rear is the open plan kitchen/breakfast/dining room. For family and dining there is lots of space with the substantial dining area benefiting from double aspect light, a fireplace and ample space for a large dining table and chairs. A door leads down to the cellar with space and plumbing for appliances and a fantastic potential for development.

Opening to the left and linked by a peninsula breakfast bar with space for two bar stools is the country style kitchen. It delivers wonderful cooking facilities with plenty of cabinets, topped with warm wooden work tops, that provide housing for free standing appliances. A walk-in larder provides additional storage and space for extra appliances.

At the back, the sun-drenched garden room with wrap around glass and a glazed roof is the perfect spot to relax in and enjoy glorious garden views, with French doors opening into the garden.

Beyond, with a useful guest cloakroom, is the lobby brightened by its sloped glass roof and part glazed door. It is the perfect space for muddy boots and paws returning from the garden.

Climbing the stairs to the first floor there are three double bedrooms, all with large windows making them bright and welcoming spaces. The two front bedrooms have fitted wardrobes and the rear bedroom has a feature fireplace.

A spacious family bathroom with a panel enclosed bath and shower enclosure, with a separate toilet next door, completes the floor.

A further flight of stairs takes you up to the second floor's generously sized fourth bedroom and a deep walk-in eaves storage room.

Outside, the east facing garden is broad and laid mainly to lawn with a pond, a vegetable garden area, stocked flower beds, shrubs and trees. It is fully enclosed by wooden fencing offering a safe sanctuary for children and pets and has a paved terrace at the rear of the house, perfect for summer dining. There is a greenhouse and a wooden shed, as well as the detached garage.

This fabulous home delivers character, space, and a family friendly style of living in a sought-after location making it perfect for families with professional needs. A must see!





Living Room: front aspect double glazed bay window, fireplace with wood burning stove, slate hearth, alcove open shelving, radiators.

Family Room/Home Office: front aspect double glazed window, alcove open shelving, radiator.

Dining Room: rear and side aspect double glazed windows, brick enclosed fireplace, stone hearth, alcove open shelving, radiator.

Kitchen/Breakfast Room: internal rear aspect double glazed window, space for a range oven, Neff stainless steel extractor fan, space and plumbing for a dishwasher, sink with mixer tap and drainer, tiled flooring, radiator. The kitchen has plenty of wooden worktop space and a good selection of eye and base level units with pan drawers, peninsula breakfast bar with seating for two bar stools.

Larder: side aspect opaque double glazed window, fitted shelves, electricity and space for an appliance, block brick flooring.

Garden Room: side and rear aspect double glazed windows, glazed roof, French doors opening into the garden, wooden flooring.

Lobby: rear aspect part glazed door, glazed roof, tiled flooring.

Cloakroom: side aspect opaque double glazed window, wall hung wash hand basin and mixer tap, WC, tiled flooring.

Cellar: front aspect windows, space and plumbing for appliances, housing the Worcester boiler, lighting, electricity.

First Floor:

Bedroom 1: front aspect double glazed bay window, fitted wardrobe with hanging rail, shelves, cupboard above, radiator.

Bedroom 2: front aspect double glazed window, fitted wardrobe with hanging rail, shelves, cupboard above, vanity unit with wash hand basin, cupboard, radiator.

Bedroom 3: rear aspect double glazed window, period fireplace with wooden mantelpiece, radiator.

Bathroom: rear aspect part opaque double glazed window, panel enclosed bath with mixer tap, shower enclosure with wall mounted shower attachment, pedestal wash hand basin, WC, heated towel rail, part tiled walls, tile effect flooring, open recess in chimney breast, airing cupboard housing the water cylinder with shelving for linen.

Toilet: rear aspect part opaque double glazed window, WC, vanity unit with wash hand basin and storage under.

Second Floor:

Bedroom 4: side aspect double glazed window, side aspect Velux window, radiator.

Walk-in Eaves Storage Room: side aspect double glazed window, wooden flooring.

Garage: front aspect up and over door, side aspect window, side aspect door, lighting, and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,735.00)

EPC: E (50)

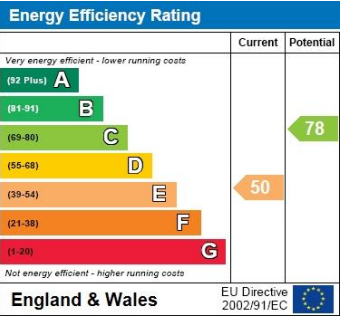




APPROX TOTAL AREA EXCLUDING GARAGE 225 SQ.M / 2418 SQ.FT

TOTAL FLOOR AREA : 2582 sq.ft. (239.9 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.
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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 Prospect 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. Prospect Road 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 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 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.



