

21 Vale Road, Southborough, Tunbridge Wells









# 21 Vale Road, Southborough, Tunbridge Wells TN4 0QH

*Period 3-bedroom house with garden office in sought after location*

## Accommodation Summary

- Semi-detached Victorian house
  - 3 double bedrooms
    - Living room
  - Kitchen/breakfast room
    - Dining/family room
    - Bathroom
    - Cellar
- South facing garden with garden office
  - Sought after village location
- Close to transport links and popular schools



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Set back from the road by a low wall with planting behind, this home's handsome brick and beautiful lower bay exterior leads you up its paved pathway to a covered entrance door.

Stepping inside, first on your right is the charming living room at the front of the house. It is a cosy retreat with its large bay window bringing in lots of natural light while the wood burning stove offers warmth in the colder months.

Behind is the open plan kitchen/dining/family room that delivers wonderful cooking facilities and family living space. Shaker style cabinets topped with a mix of granite and wooden counter tops wrap around the right hand side of the room housing integrated appliances and providing ample storage. There is room for an island with seating and a fitted bench seat under the window lets you chat to friends and family as you prepare dinner.

Conveniently opening to the rear is the dining area, perfect for a table and chairs. A large, fitted dresser unit offering storage and a utility cupboard with space and plumbing for an appliance, delivers all your needs.

The family room at the back enjoys a wall of rear glazing with bi-folding doors that open into the garden, delivering light and garden views. It is a versatile space perfect for family living and entertaining, given its open plan aspect and proximity to the kitchen.

Climbing the stairs to the first floor there are three double bedrooms flooded with light with the front bedroom stretching the width of the house.

Completing the floor is the bathroom with a panel enclosed bath with shower over and a window bringing in natural light.

This home has the advantage of a low maintenance south facing garden with imaginative planting and terracing. It is fully enclosed making it a safe sanctuary for pets and children. with gated street access too.

A garden studio at the back of the garden is perfect for escaping the commute or as a playroom for children.

Vale Road is superbly located with a host of popular schools, local shops and transport links on its doorstep. Being a stone's throw from Southborough Common, a peaceful area of outstanding natural beauty, it also enjoys woodland walks and open farmland. A must see!







**Living Room:** front aspect bay window, fireplace with marble mantelpiece, slate hearth, wood burning stove, fitted alcove cupboards, open shelving, radiator.

**Kitchen/Breakfast Room:** rear aspect window, Belfast sink with mixer tap, space for fridge/freezer, integrated Smeg oven, AEG induction hob, extractor hood, integrated Bosch dishwasher, eye and base level units, open shelves, plate rack, wooden and granite work surfaces, tiled splashback, fitted bench seat, column radiator.

**Dining/Family Room:** rear aspect bi-folding doors, side aspect windows, fitted dresser unit with cupboards, open shelving, wooden countertop, fitted utility cupboard with storage, space and plumbing for an appliance, wooden countertop, wooden flooring, radiator in decorative cover.

**Cellar:** housing the fuse box.

**Bedroom 1:** front aspect windows, ceiling loft access hatch, radiator.

**Bedroom 2:** rear aspect window, feature fireplace with painted mantelpiece, radiator.



**Bedroom 3:** rear aspect window, radiator.

**Bathroom:** side aspect opaque window, wooden panel enclosed bath, glass shower screen, wall mounted shower attachment, mixer tap, pedestal wash hand basin, WC, part panelled walls, wooden effect flooring, traditional heated towel radiator.

**Garden Studio:** front aspect part glazed doors, front aspect windows, front aspect Velux window, wood burning stove, wooden flooring, lighting, electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

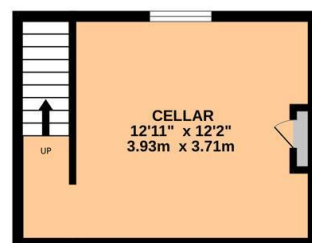
Council tax: Band D (£2,238.00)

EPC: E (48)





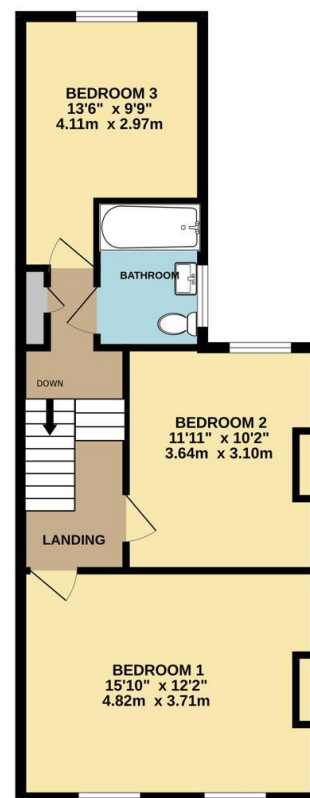
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



APPROX TOTAL AREA EXCLUDING GARDEN STUDIO 119 SQ.M / 1280 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.

Made with Metropix ©2025

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	48	
(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.





