

Mabledon Lodge, London Road, Southborough, Tunbridge Wells





Mabledon Lodge, London Road, Southborough, Tunbridge Wells TN4 0UJ

Beautiful 5-bedroom house with detached double garage and countryside views

Accommodation Summary

- Detached house (Victorian, with later additions) CHAIN FREE
 - 5 double bedrooms, 2 en-suite
 - Reception hall/family room
 - Home office
 - Dining room
 - Living room
 - Breakfast room
 - Kitchen and separate utility room
- Family bathroom, 2 en-suite shower rooms, 2 ground floor cloakrooms
- Detached double garage, driveway and gardens



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautiful property gracefully combines historic charm with family friendly living in an idyllic semi-rural setting.

It is surrounded by open countryside, but it is also a stone's throw from easy access to the M25 and fast rail connections to central London.

A sweeping driveway takes you up to the house, past the detached double garage with the rolling lawns to the side.

Its combination of red brick, part hung tiles, unique windows and double gabled roof points offers a striking first impression.

Stepping inside, the generous reception hallway with a double sided wood burning stove creates an informal family space that is very welcoming.

To the left is the substantial home office that enjoys triple aspect views and plenty of storage, both open and closed. The bold décor is sympathetic to the age of this part of the house and gives a classic feel to the room.

Returning to the hallway, past a useful guest cloakroom, the dining room is at the rear. Warm wooden effect flooring contrasts beautifully with the neutral paint colours and a large mantelpiece and part glazed fitted storage unit adds charm to dining experiences.

Next door the spacious living room is brightened by its square bay window and a wood burning stove provides warmth in the colder months. There is plenty of space for family furniture to relax in.

Behind is the breakfast room with tiled flooring and French doors that can lie open extending the living space onto the garden terrace in the summer.

Opening to the side is the kitchen, which is a very social space given the open plan layout of the adjacent reception rooms. It is wonderfully bright with windows on three sides and French doors that open into the garden. Shaker style cabinetry is topped with contrasting granite worktops and there is space for appliances and a Belfast sink is placed under one of the windows.

Beyond is a separate utility room with an additional sink, perfect for muddy boots and paws, storage and room and plumbing for appliances.

A second cloakroom completes the floor.

Two sets of stairs at opposite ends of the house give access to the first floor's five double bedrooms.

The principal bedroom has glorious garden views to the front and access into its modern en-suite shower room with a two-person shower enclosure.

There are four further bedrooms with one benefitting from its own en-suite shower room, and all enjoying leafy green countryside views.

The family bathroom has a freestanding double ended roll top bath and a separate shower cubicle.

Outside the garden lies mainly to the front and side of the house with an expanse of gently sloped lawn meeting fenced perimeters with trees, hedging and planting adding privacy, interest, and colour. There is a paved terrace to the side of the house, perfect for summer dining and the gravelled driveway provides parking for several cars.

With countryside views, and all your first-class schooling and transport needs on your doorstep, this substantial house is the perfect family home. A must see!





Reception Hall/Family Room: side aspect stained glass lead window with secondary glazing, rear aspect double glazed square bay window, double sided wood burning stove, traditional radiator, wooden effect flooring.

Cloakroom 1: front aspect stained glass lead window with secondary glazing, low level WC, pedestal wash hand basin with mixer tap, radiator, wooden effect flooring.

Home office: rear aspect double glazed window, front and side aspect double glazed square bay windows, painted mantelpiece, fitted cupboard with shelving, fitted under stair cupboard, fitted open wall shelving, wooden effect flooring, radiators.

Dining Room: rear aspect double glazed windows, painted decorative mantelpiece, fitted wall cupboard with glazed doors and shelving with cupboard under, fitted cupboard housing the Worcester boiler, walk in storage cupboard with rear aspect window and fitted open wall shelves, wooden effect flooring, radiators.

Living Room: side aspect double glazed square bay window, wood burning stove, fitted alcove open wall shelves, fitted alcove low level cupboard, traditional radiator, radiator, wooden flooring.

Breakfast Room: side aspect double glazed windows, side aspect French doors, fitted open wall shelves, fitted low level cupboards, tiled flooring, radiators.

Kitchen: side and front aspect double glazed windows, side aspect French doors, space for fridge/freezer, space and plumbing for dishwasher, space for range oven, extractor, tiled splashback, Belfast sink with mixer tap, dresser unit, part glazed, eye and base level cupboards, granite countertops, butcher block with fitted storage, open storage, pull out baskets, stone flooring with under floor heating, radiator.

Utility Room: internal side aspect opaque window, stainless steel sink with drainer and mixer tap, eye and base level cupboards, countertop, space and plumbing for appliances, stone flooring.



Cloakroom 2: internal side aspect opaque window, low level WC, wall hung wash hand basin, radiator, stone flooring.

First Floor:

Principal Bedroom: front and side aspect double glazed windows, ceiling loft access hatch, wooden flooring, radiators.

En-suite: side aspect double glazed window, low level WC, vanity unit with wash hand basins and mixer taps over and drawers and open shelf under, double shower enclosure with two rainwater shower heads, radiator, wooden flooring.

Bedroom 2: side aspect double glazed window, radiator.

En-suite: corner shower cubicle with rainwater shower head, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, part tiled walls, wooden flooring.

Bedroom 3: rear aspect double glazed square bay window, opening in chimney breast, radiator in decorative cover.

Bedroom 4: rear aspect double glazed square bay window, radiator.

Bedroom 5: rear aspect double glazed window, ceiling loft access hatch, opening in chimney breast with open shelving, radiator.

Bathroom: front aspect double glazed window, front aspect lead window, freestanding double ended roll top bath with mixer tap and hand held shower attachment, shower enclosure with rainwater shower head, pedestal wash hand basin, high level WC, part wooden paneled walls, traditional radiator, ceiling lot access hatch.

Double Garage: front aspect up and over doors, mezzanine storage level, lighting, electricity.





General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,280.00)

EPC: D (66)

Area Information: Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough 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 towards the Tonbridge end of the town, 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 is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Also, a mere 2 miles away is Haysden Country Park and Local Nature Reserve and open countryside which delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away. Secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school and Bidborough Primary School is close by too. The property is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to the property is at Tonbridge which is 1.5 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 35-minute journeys. There is also a luxury coach service, which picks 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. The nearby A21 provides a direct link onto the M25 and other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.

