

7 Dower House Crescent, Southborough, Tunbridge Wells





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Substantial 5-bedroom house with double integrated garage in sought after village location

Accommodation Summary

- Detached house (built 2002)
- 5 bedrooms, 2 suites with dressing rooms and en-suites
 - Living room and dining room
 - Kitchen/breakfast room and separate utility room
 - Conservatory
- Bathroom, 2 en-suites, shower room, ground floor cloakroom
 - East facing garden
- Integral double garage and off-street driveway with parking for several cars
 - Sought after village location
 - Chain free



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This fantastic house is set back from its quiet residential road by hedging and a block brick driveway providing parking for several cars. There is rear garden access at both sides of the house, and an integrated double garage sits neatly to the side.

Owned and loved by the same family since it was built, the home delivers excellent family living and entertaining space that you could move straight in and enjoy.

A covered entrance door welcomes you into an enclosed porch, with plenty of space for coats and shoes.

The entrance hallway beyond seamlessly links its reception rooms that run off it at every angle, and there is a fitted cupboard to keep the space clutter free and a useful guest cloakroom.

First on the left is the spacious living room. It is an elegant room with a square bay window to the front and additional light coming in through its side aspect window. A brick enclosed fireplace with a wooden mantelpiece over its gas effect fire, adds character and warmth in the colder months.

Opposite is the dining room, conveniently placed next to the kitchen, with French doors that open into the garden. Its size and position make it a very versatile space and it could easily double as a playroom or an informal tv room for older children.

Next door is the wonderful kitchen/breakfast room that is beautifully finished, and fully equipped, as you would expect from a house of this quality. Light bounces off the Quartz countertops that contrast beautifully with its sleek, streamlined cabinets. The peninsula has useful storage both sides with housing for the sink and a wine rack and open shelving complimenting the space. Integrated appliances such as a Neff oven and combination microwave/oven, 4 ring Neff induction hob, fridge/freezer and dishwasher make it a cook's dream. There is plenty of space behind for a table and chairs.

Opening to the rear is the spacious conservatory with wrap around windows drawing in light and views of the beautiful garden. It is the perfect space for relaxing in the sun and a set of French doors open onto the terrace and garden beyond.

Returning to the hallway, the utility room with direct access into the rear garden is perfect for muddy boots and paws. It has additional storage, a countertop and space and plumbing for appliances. It also gives access into the double integral garage, with its electric up and over door to the front.

A staircase draws you up to the wide first floor landing, with rooms running off it on all sides.

The generous principal bedroom suite is flooded with light and garden views from its double aspect windows. It benefits from fitted wardrobes and a drawer unit. A separate dressing room with additional fitted cabinetry and a modern en-suite adds to the feeling of luxury that the room certainly delivers on.

A second bedroom suite with dressing room with fitted cabinetry and en-suite bathroom is perfect for visiting guests.

There is also a third generous double bedroom on this level and a home office.

The immaculate family bathroom has a panel enclosed bath with shower above.

A further flight of stairs takes you up to the second floor with two spacious double bedrooms with eaves storage and a shower room.

Outside the east facing garden has been beautifully planted and maintained with its lawn drawing your eye towards the part glazed summer house nestled to the rear. Mature hedging, plants, and shrubs afford great privacy while its paved terrace wraps around the back of the house with a larger area to the side, perfect for summer dining and entertaining. The garden is fully enclosed, offering a safe sanctuary for children and pets.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. It is also close to Birch Wood and within walking distance of Bidborough's highly regarded primary school, picturesque cricket green, recreation ground, petrol station, local shop, and popular gastro pub.

This beautifully proportioned family home has been well thought out and sensitively planned for modern family life. A must see!





Living Room: front aspect double glazed square bay window, side aspect double glazed window, fireplace with brick surround and wooden mantelpiece, gas fire insert, open wall shelving, radiator.

Dining Room: rear aspect French doors, side aspect double glazed window, radiator.

Utility Room: rear aspect double glazed window, rear aspect part glazed door, fitted tall housing cupboard, space and plumbing for appliances, countertop, tiled splashback, fitted cupboard housing the water cylinder, tile effect flooring.

Kitchen/Breakfast Room: side aspect double glazed window, internal side aspect double glazed windows, rear aspect French doors, eye and base level Burnhill Kitchen cabinets, pull out larder cupboard, peninsula with sink and mixer tap, storage both sides, wine rack, open shelving, integrated Neff oven, integrated Neff combination/microwave oven, Neff induction hob, extractor, integrated fridge/freezer, dishwasher, Quartz countertops, tile effect flooring, radiator.

Conservatory: side and rear aspect double glazed windows, rear aspect French doors, radiator.

First Floor:

Principal Bedroom: front and rear aspect double glazed windows, fitted wardrobes with hanging rails and shelves, fitted drawer unit, radiators.

Dressing Room: fitted dressing table and drawer units, fitted wardrobe with hanging rail and shelf, ceiling loft access hatch.

Ensuite: front aspect Velux window with integrated blind, shower enclosure with wall mounted shower attachment, vanity unit with concealed cistern WC, wash hand basin and mixer tap, cupboards, vanity shelf, fitted wall cupboard, fitted wall mirror, heated towel rail, radiator, tiled walls.



Bedroom 2: front aspect double glazed square bay window, side aspect double glazed window, radiator.

Dressing Room: fitted wardrobe with hanging rail and shelf, fitted drawer units.

En-suite: side aspect Velux window, panel enclosed bath with glass shower screen, mixer tap, hand held shower attachment, vanity unit with concealed cistern WC, wash hand basin and mixer tap, cupboard, vanity shelf, fitted wall cupboard, fitted wall mirror, heated towel rail, tiled walls.

Bedroom 3: rear aspect double glazed square bay window, fitted wardrobes with hanging rails and shelves, radiator.

Home office: side aspect Velux window, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with concealed cistern WC, wash hand basin and mixer tap, cupboards, vanity shelf, fitted wall cupboard, fitted wall mirror, heated towel rail, tiled walls.

2nd Floor:

Bedroom 4: front aspect double glazed window, eaves storage cupboards, ceiling loft access hatch, radiator.

Shower Room: shower cubicle with Aqualisa shower attachment, pedestal wash hand basin with mixer tap, low level WC, tile effect flooring, tiled walls, heated towel rail, radiator.

Bedroom 5: rear aspect double glazed window, eaves storage cupboards, ceiling loft access hatch, radiator.

Integral Double Garage: front aspect electric up and over door, lighting, electricity.





APPROX TOTAL AREA EXCLUDING GARAGE 300 SQ.M / 3,231 SQ.FT

TOTAL FLOOR AREA : 3529 sq.ft. (327.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



General:
Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,902.65) / EPC: C (77)

Area Information: Southborough/Bidborough border, Tunbridge Wells, Kent
Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. It 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 near to the property, 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're a runner or casual walker, the woodland area of the Southborough Common, which is near the property, is a very beautiful space. It is nestled behind St. Peters Church, and it is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Birch Wood, within walking distance of the property, is in the valley between Southborough and Bidborough. With its lovely lake, duck house, and array of pathways and bridges meandering through 17 acres, this wood is a haven for wildlife and a perfect place for local residents to enjoy the countryside. Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The area benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. High Brooms mainline station in Southborough is also about a mile away, with fast and frequent train services to London Charing Cross. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, which drops 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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded Bidborough, and Southborough primary schools and the sought-after girls' and boys' secondary grammar schools are also nearby. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.



