

8 Colonels Way, Southborough, Tunbridge Wells





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Immaculate, newly renovated 4-bedroom house with garage and parking in sought after location

Accommodation Summary

- Detached house (chain free)
 - 4 bedrooms, 1 en-suite
 - Living room
 - Home office
 - Kitchen/breakfast/dining room
- Bathroom, en-suite shower room, ground floor cloakroom
 - West facing garden
 - Attached double garage
 - Sought after village location
- Within catchment of very good 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 house has been recently refurbished by the current owners to provide a flawlessly finished home that offers a luxury family lifestyle that you could move straight in and enjoy.

It sits on a quiet cul-de-sac with a location that presents a perfect dynamic of excellent schools, superb transport links and stunning rural views.

Set back from the road by an area of lawn, a driveway to the side provides parking for several cars and fronts its double garage.

The covered entrance door opens into the bright hallway with high quality Amtico parquet flooring with underfloor heating linking the rooms on all sides. There is under stairs storage and a useful guest cloakroom too.

To the left is a much needed home office which could instead be used as a children's playroom, should your needs require it.

Opposite, light pours into the spacious living room through its bay window overlooking the quiet residential street. It is an exceptionally welcoming space with neutral décor, newly fitted carpeting with underfloor heating and a fireplace with marble surround and hearth that adds character and warmth in the colder months. It has the added advantage of double doors to the rear which can lie open into the dining room, providing lots of family living and entertaining space.

Behind, the dining room's French doors bring in glorious garden views, delivering a wonderful dining experience.

Conveniently opening to the side is the newly fitted kitchen/breakfast room which is cleverly separated by a peninsula breakfast bar with overhang breakfast bar seating. It is streamlined and well designed with plenty of bespoke cabinets, topped with contrasting work tops, that house the integrated appliances, with further under counter space for additional appliances. The open plan aspect of the room makes it a very social space, perfect for chatting to friends and family as you prepare dinner and there is side garden access too.

Climbing the stairs to the first floor, there are four bedrooms, three doubles, all spacious and bright with neutral décor and three with fitted cupboards.

The principal bedroom is a generous sized double and benefits from a modern en-suite shower room.

The contemporary family bathroom completes the first floor.

Outside, the west facing garden has a large, paved terrace at the rear of the house, perfect for summer dining, pedestrian access into the garage and gated street access too. There is an area of lawn which is fully enclosed by wooden fencing making it a safe sanctuary for pets and children, with flowered borders and a pretty Acer tree.

The attached double garage offers wonderful storage space and renovation opportunities, subject to the usual compliance.

This fabulous home is a short walk from first class schools and excellent transport links making it perfect for families with professional needs. A must see!





Living Room: front aspect double glazed bay window, fireplace with mantelpiece, marble surround and hearth, gas fire insert, carpeted flooring with underfloor heating, folding internal double doors opening into the dining room.

Cloakroom: side aspect opaque double glazed window, low level WC, slimline vanity unit with wash hand basin and mixer tap over, cupboard under, part tiled walls, Amtico parquet flooring with underfloor heating.

Home Office: front aspect double glazed window, carpeted flooring with underfloor heating.

Kitchen/Breakfast/Dining Room: rear aspect double glazed windows, rear aspect French doors, side aspect opaque glazed door, eye and base level cupboards, part glazed, with corner cupboard, larder cupboard, work surfaces, under counter space and plumbing for appliances, stainless steel sink with mixer tap, integrated microwave oven, integrated Russell Hobbs oven, cupboard housing new Vaillant combination boiler, peninsula with storage, 4 ring induction hob with downdraft extractor, breakfast bar overhang for 3 bar stools, tiled splashback, Amtico parquet flooring with underfloor heating.

Principal Bedroom: front aspect double glazed window, fitted double cupboards, radiator.



En-Suite: side aspect opaque double glazed window, shower cubicle with handheld shower attachment and rainwater shower head, vanity unit with wash hand basin and mixer tap over, drawers under, concealed cistern WC, heated towel rail, part tiled walls, tiled flooring.

Bedroom 2: rear aspect double glazed window, fitted cupboard, radiator.

Bedroom 3: front aspect double glazed window, radiator.

Bedroom 4: rear aspect double glazed window, fitted cupboards, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with glass shower screen, mixer tap, handheld shower attachment, rainwater shower head, vanity unit with wash hand basin and mixer tap over, cupboard under, low level WC, heated towel rail, part tiled walls, tiled flooring.

Attached Double Garage: front aspect electric up and over door, rear aspect part glazed pedestrian door, housing for meters, lighting, electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,842.00)

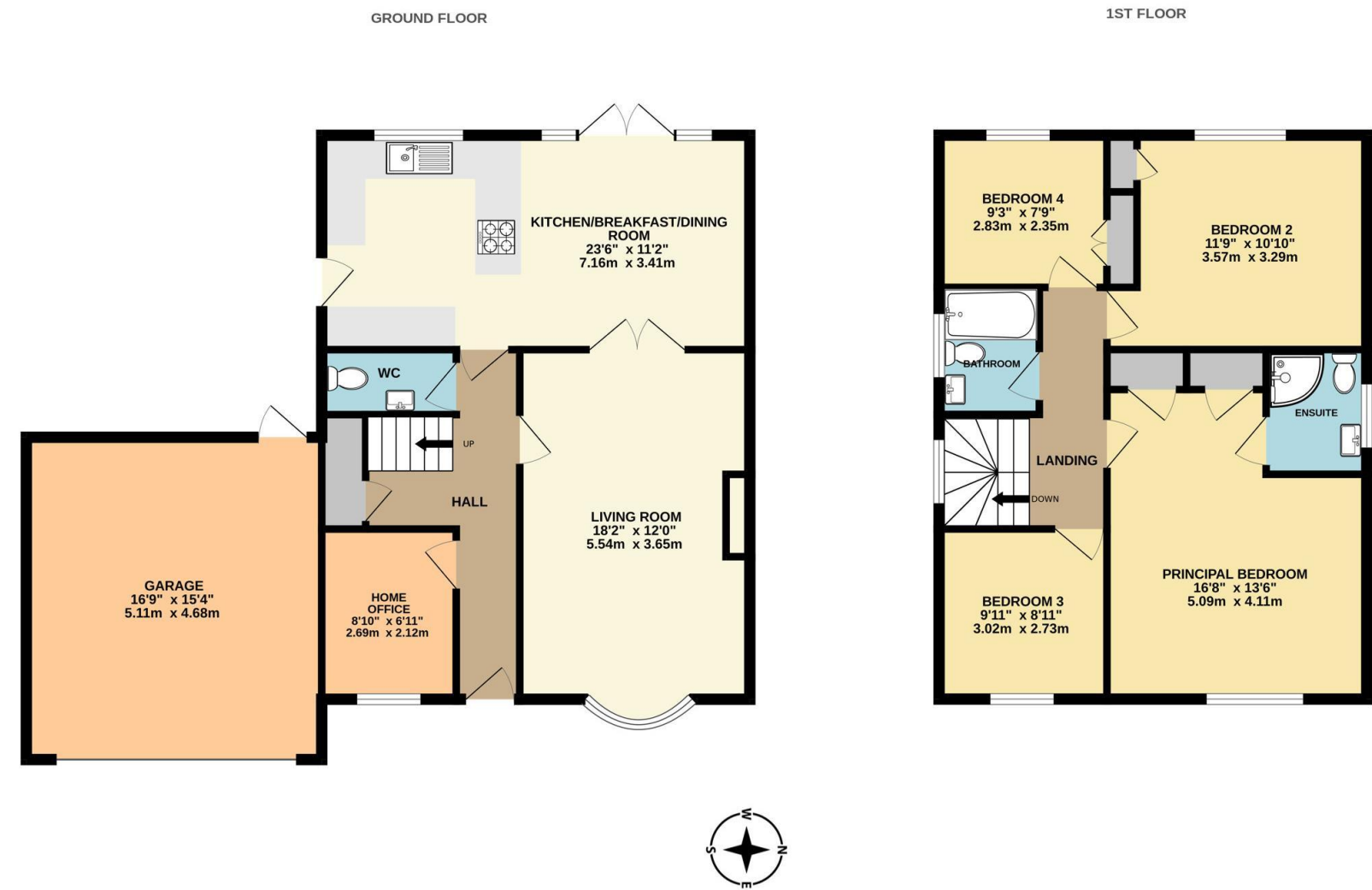
EPC: E (52)

Newly installed Vaillant combination boiler

Full house rewire, re plastering, repainted and new flooring throughout

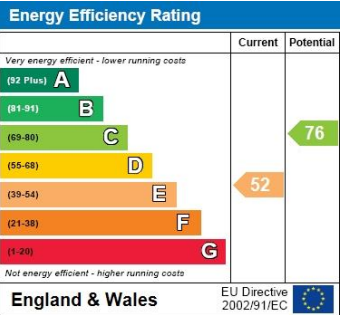
Newly installed kitchen, bathrooms and cloakroom





APPROX TOTAL AREA EXCLUDING GARAGE 1405 SQ.FT / 130.5 SQ.M

TOTAL FLOOR AREA : 1672sq.ft. (155.3 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, 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, situated towards the property's end 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. 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 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 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 2.7 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 at the end of Pennington Road, 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.



