



The Croft
11 Argyle Road | Southborough | Kent | TN4 0SU



Step inside

The Croft

Located near the end of a charming cul-de-sac with stunning views across the High Weald in an Area of Outstanding Natural Beauty, you will find this impressive detached and extended residence. Built in the Edwardian era it still retains some delightful features from that period but has been sensitively updated to provide everything needed for modern day living with an extension designed to take advantage of the countryside views.

A spacious gravel frontage offers plenty of space for off road parking and provides a charming view of the external features of the property. With its high chimney stacks, black and grey elevations, leaded light style casement windows and an open porch it has an appealing façade.

The entrance hall with its wood flooring, stairs to the first floor, understairs and storage cupboard and cloakroom is warm and welcoming. It has door access to the elegant dual aspect drawing room with painted ceiling beams, an attractive fireplace with a log burner and French doors to the large decked terrace where you can revel in the superb vista. A good sized sitting room also has a fireplace with built in shelving on either side so could also make an excellent office for anyone working from home.

The kitchen/breakfast room and dining room offer the real wow factor in this property. Friends and family will enjoy a meal in the dining room with the set of bi-fold doors to the garden. When they are open not only do you feel you are almost eating al fresco but they also provide far-reaching views. The dining room is open plan to the light and bright dual aspect kitchen/breakfast room with its cream coloured shaker style units and shelving, a large lantern skylight and central island/breakfast bar as well as space for a seating area. There is a range cooker, dishwasher and space for an American style fridge freezer and stand-alone laundry appliances.

On the first floor the landing leads to the family bathroom with a bath and separate shower as well as to four double bedrooms including two with plain and mirrored fitted cupboards and the superb master. This has an ensuite shower and dressing area with fitted cupboards and French doors to a delightful balcony where you can enjoy your breakfast while revelling in the views.

Outside there is a garage and the wonderful decked rear terrace where you can spend many hours just relaxing in the sunshine admiring the surrounding country or hosting a barbecue party. Steps lead down to a superb tiered rear garden with charming gabion walls, sweeping lawns with impressive trees and shrubs including the lower lawn that is large enough for a game of football.





Seller Insight

“ This has been a wonderful family home for the past 18 years and we have loved being here. It was the views and the character of the property that initially appealed to us as well as the convenient and secure location. Being near the end of a cul-de-sac it is very quiet and safe for children and pets yet we are only a couple of miles from Tonbridge and Tunbridge Wells and nearby access to the A21 and M25.

Southborough is a charming place with its 75 acre Common providing wonderful opportunities for walks and cycle rides. The town and surrounding area includes excellent pubs and restaurants as well as convenience stores, independent shops, a cricket club and a good primary school. There is a modern civic centre that opened in 2021 with its medical centre, pharmacy and a library as well as a hall with regular exercise classes and multifunctional spaces for hire.

Tonbridge includes a mainline station where trains can whisk you to London Bridge in about half an hour as well as independent shops, hair and beauty salons, bars, restaurants and retail outlets. There are excellent educational facilities with a number of primary schools including Slade Primary rated Outstanding by Ofsted, several Outstanding grammar schools, the West Kent College of further education and a small University of Kent campus plus the famous independent Tonbridge School founded in 1553. This provides a leisure club with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself has golf, football, rugby, tennis and cricket clubs.

Tunbridge Wells also has local primary and grammar schools with some being rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and the Bennett Memorial Diocesan School, the St Gregory's Catholic School and Tunbridge Wells Girls Grammar School secondary schools. While a number of excellent private schools are also available within the locale. The town features the famous Pantiles with its mix of independent shops, bars and restaurants, while the rest of the town includes high street stores, a variety of eateries, individual shops, hair and beauty salons, luxury and boutique hotels and retail parks. There is a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. For sports aficionados there is the Neville Golf club and cricket, football, rugby and tennis as well as a swimming pool and the indoor sports and tennis centre.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Tunbridge Wells station	2.8 miles
Tonbridge	2.8 miles
Sevenoaks	9.7 miles
Dover Docks	61.0 miles
Channel Tunnel	50.4 miles
Gatwick Airport	25.1 miles
Charing Cross	42.9 miles

By Train from Tonbridge	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins

Leisure Clubs & Facilities

Southborough Cricket Club	
Tunbridge Wells Sports Centre	01892 540744
Tunbridge Wells Borderers Cricket Club	01892 000000
Tunbridge Wells Rugby Club	07910 340979
Tunbridge Wells Croquet Club	07837 260585
Tunbridge Wells Tennis Club	01892 525625
Bayham Football Club	07900 243508
Neville Golf Club	01892 525818
Tonbridge School Centre	01732 304111
Cowdrey Cricket Club	01732 356403
Tonbridge Tennis Club	07956 311273
Tonbridge Golf Centre	01732 353281
Tonbridge Bowling Club	01732 358528
Tonbridge Town Sailing Club	07813 259167

Healthcare

St Andrews Medical Centre	01892 515455
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Bidborough Primary School	01892 529333
Southborough Primary School	01892 529682
St James' C of E Primary	01892 523006
St Peter's C of E Primary	01982 525727
Hildenborough Primary	01732 833394
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Slade Primary School	01732 350354
Long Mead Community	01732 350601
St Margaret Clitherow Catholic Primary	01732 358000
Hilden Grange Preparatory	01732 351169

Secondary Schools

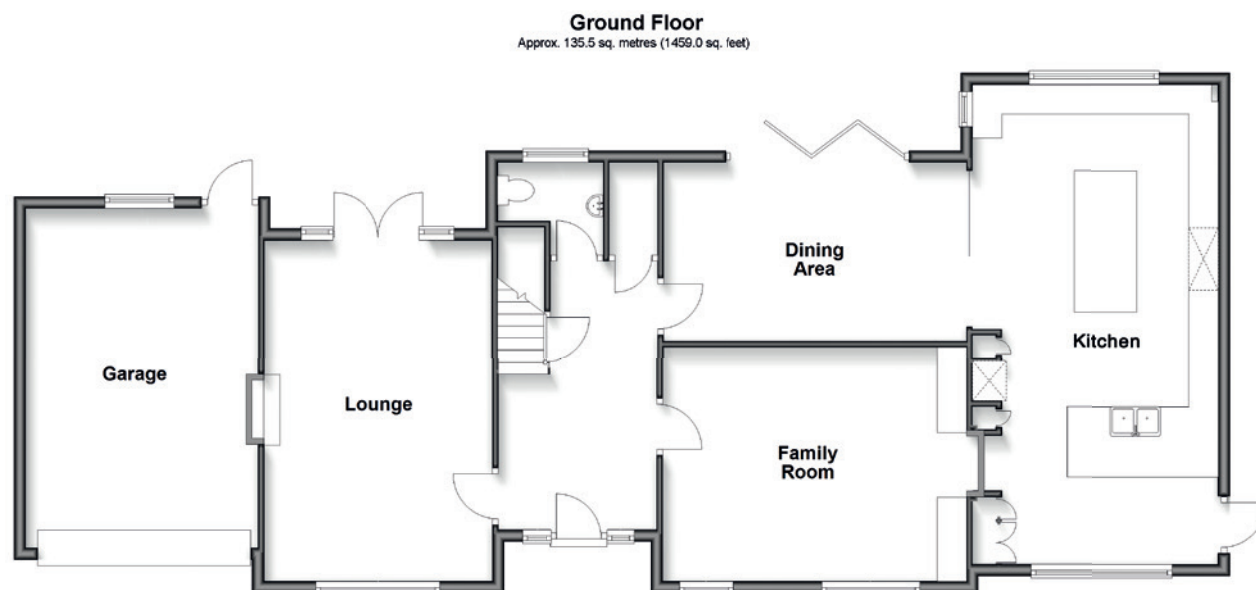
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500

Entertainment

Tallow
Imperial
Odeon Cinema complex
Trinity Theatre
Assembly Hall Theatre
Oast Theatre
The Angel Centre
Ela Bella
Vittle and Swig
Thackerays
The Ivy
Kathmandu Valley
Jels Cafe

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Hall Place Leigh
Iron Train Bridge
Haysden Country Park
Tonbridge River Trips



Ground Floor

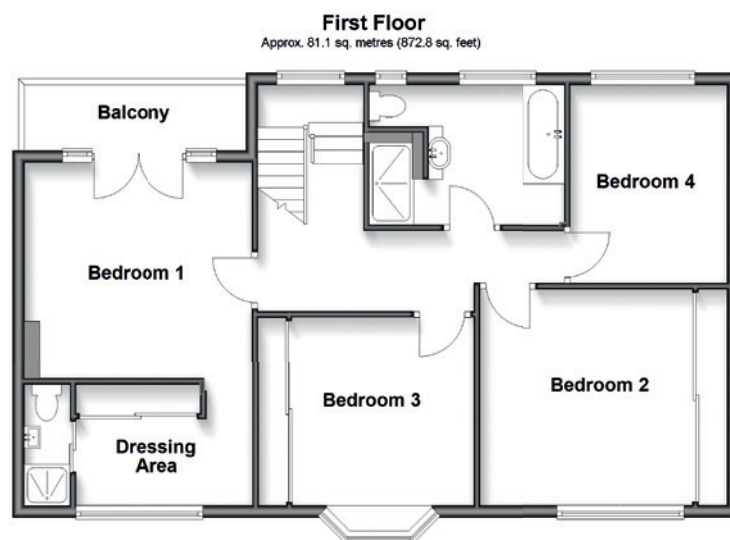
Entrance Hall	
Cloakroom	
Kitchen Area	26'8 x 13'9 (8.13m x 4.19m)
Dining Area	17'4 x 10'0 (5.29m x 3.05m)
Living Room	19'0 x 13'0 (5.80m x 3.97m)
Family Room	17'0 x 13'0 (5.19m x 3.97m)

First Floor

Landing	
Principal Suite	19'0 x 13'1 (5.80m x 3.99m)
Balcony	
Bedroom 2	14'0 x 12'0 (4.27m x 3.66m)
Bedroom 3	12'1 x 10'4 (3.69m x 3.15m)
Bedroom 4	11'0 x 8'9 (3.36m x 2.67m)
Bathroom	10'5 x 7'9 (3.18m x 2.36m)

Outside

Terrace	
Rear Garden	
Front Garden	
Driveway	
Garage	18'6 x 13'0 (5.64m x 3.97m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax: G
Tenure: Freehold

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