

# Yew Tree Road

Southborough





A beautifully renovated and extended detached house with a high specification interior, located in this convenient and sought-after position.

High Brooms station - 0.8 of a mile (London Bridge from 39 minutes), Tunbridge Wells station - 2 miles (London Bridge from 42 minutes), Tonbridge station - 3 miles (London Bridge from 35 minutes)  
A21 (Tonbridge) - 2 miles, M25 (J5) - 12 miles (Distances and times approximate).



Summary of accommodation

Main House

**Ground Floor:** Entrance hall | Sitting room | Kitchen/dining room | Utility room | Study | Downstairs cloakroom  
**First Floor:** Principal bedroom with en suite | Guest bedroom with en suite  
Two further bedrooms | Family bathroom  
**Second Floor:** Further bedroom with en suite shower room



Situation

(Distances and times are approximate).



The property is situated in a convenient location in the heart of Southborough, with its good range of local amenities. The nearby centres of Tunbridge Wells and Tonbridge offer a wider range of shopping and leisure facilities as well as mainline railway stations



The wider area is renowned for the excellent choice of educational facilities within the state and private sectors including grammar schools for both boys and girls in Tunbridge Wells and Tonbridge.





## Yew Tree Road

A welcoming entrance hall leads to the principal living areas on the ground floor including a formal sitting room and study. The open-plan kitchen/dining room is truly impressive with a range of contemporary wall and base units, large central island and stunning solid worksurfaces. Bi-fold doors create a seamless flow into the garden, creating a wonderful living and entertaining space. Also to note on the ground floor is a useful utility room and downstairs cloakroom.

The principal bedroom is situated at the rear of the house on the first floor with a stylish en suite shower room. There are three further bedrooms on this floor, one en suite, and a beautifully appointed family bathroom.

Stairs lead up to a large double bedroom on the second floor with an en suite shower room, ideal for guests or older children.





## Gardens and Grounds

The house is set back from the road behind conifer hedges ensuring privacy and leading to a parking area for multiple vehicles. At the rear of the property there is a secluded and mature garden with a large expanse of lawn interspersed with mature trees, shrubs and plants. The current owners have added a substantial garden room, ideal for a home office or gym.

## Property Information

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage.  
Gas-fired central heating. EV Charging.

**Local Authority:** Tunbridge Wells Borough Council

**Council Tax:** F

**EPC:** C

**Directions (TN4 0BD):** Proceed north on the A26 from Tunbridge Wells and enter Southborough. At the traffic lights, with the Fire Station on your right, turn right onto Yew Tree Road where the property will be found on the left hand side.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

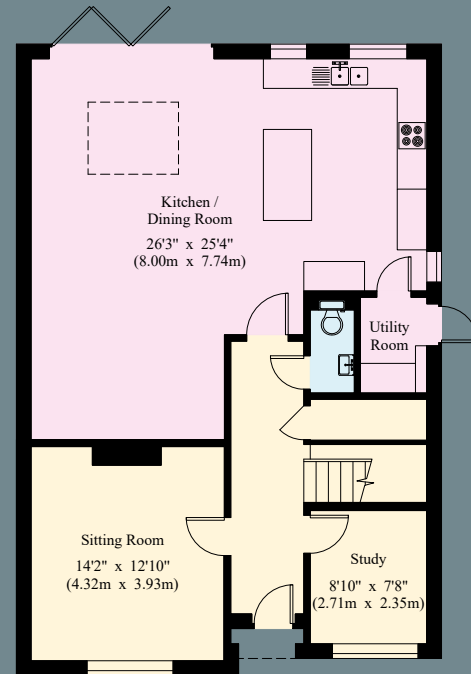


### Approximate Gross Internal Floor Area

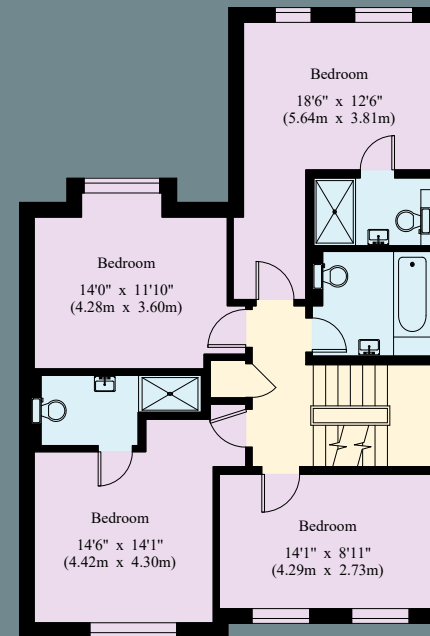
House - 212.0 sq.m / 2281 sq.ft

Gym / Store - 21.6 sq.m / 232 sq.ft

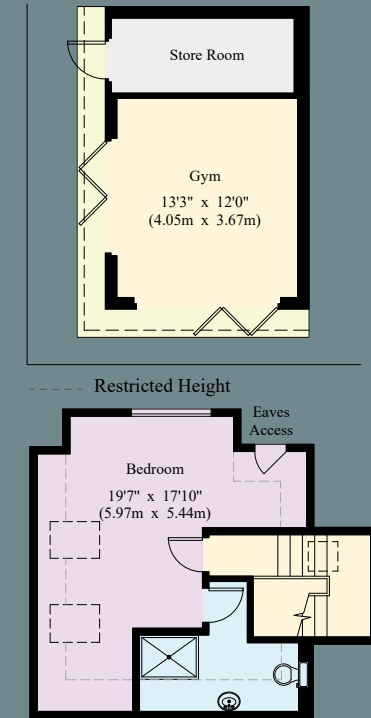
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

### Knight Frank

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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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