



DORIC AVENUE  
SOUTHBOROUGH - £900,000



**WOOD &  
PILCHER**

Sales, Lettings, Land & New Homes



# 14 Doric Avenue

14 Doric Avenue, Southborough,  
Tunbridge Wells, TN4 0QN

**Entrance Hall - Two Reception Rooms - Kitchen/ Dining Room - Utility Room - Cloakroom - Five Bedrooms (One En-Suite) - Family Bathroom - Lovely Gardens**

This attractive family home has a charming exterior of red brick fronted by a well-maintained lawn with mature shrubs and plants. There is a block paved driveway with garage access and a footpath leading you to the covered entrance. Once inside, the spacious entrance hall gives access to the living room with its solid oak flooring, bay window with shutters and open fireplace. At the back of the house is the kitchen/dining room, with the theme of solid oak floors continuing. The comprehensive kitchen has an array of fitted appliances to include a range oven and has many fitted cabinets along with granite worktops and breakfast bar. A door to the side and bi-fold doors from the dining area take you to the garden. From the dining area there is a useful utility room, downstairs cloakroom and further reception room which is a perfect snug or home study. On the first floor the generous carpeted landing gives access to each of the five double bedrooms and family bathroom. The master bedroom is a great size with garden views and a smart en-suite shower room. The further four bedrooms are all doubles, and they all offer space for chunky bedroom furniture. Completing the first floor is the recently installed family bathroom with modern, quality fittings to include a walk-in shower and free-standing bathtub. Outside, the garden has been tastefully landscaped with a spacious patio and mature lawn area behind. There is a block paved footpath leading you to the rear of the garden where there is a further patio area for dining/entertaining. Access to the side of the house leads you to the front where there is the front garden, driveway and garage access.

Covered entrance into spacious entrance hall:

## **ENTRANCE HALL:**

Solid oak flooring, radiator, understairs storage.

## **LIVING ROOM:**

Light and airy, bay window with fitted shutters, open fire, oak flooring, radiator, plenty of space for sofas and furniture.

## **KITCHEN/DINING ROOM:**

Bespoke fitted kitchen with cream wall and floor cabinets, granite work surfaces, breakfast bar, integrated dishwasher, range oven with six ring gas hob, one and a half sink and drainer, solid oak flooring, spot lights, radiator, window overlooking garden, bi-fold doors to garden, side door to garden, space for large table and chairs.





**STUDY/SNUG**

Travertine flooring, dual aspect, views to garden, radiator.

**UTILITY ROOM:**

Travertine flooring, space and plumbing for washing machine and tumble dryer, work surfaces, extractor fan.

**CLOAKROOM:**

Tiled floor, subway style wall tiles, WC, hand wash basin, towel rail, extractor.

Turning staircase with carpet runner to first floor:

**LANDING:**

Carpeted, loft access, doors to each of the rooms.

**BEDROOM:**

Wide window to rear, space for large double bed and additional bedroom furniture, carpeted, radiator.

**EN-SUITE:**

Tiled flooring, wide walk in shower with rain head, WC, wash hand basin, chrome heated towel rail, dual aspect frosted windows.

**BEDROOM:**

Window to front, light and airy, fitted wardrobe, radiator, cream carpets.

**BEDROOM:**

Wide window to front, dual aspect, light and airy, space for wardrobes, radiator, cream carpets.

**BEDROOM:**

Wide window to rear, space for desk and bedroom furniture, radiator, cream carpets.

**BEDROOM:**

Bay window to front, plenty of storage space, radiator, cream carpets.

**BATHROOM:**

Beautifully presented, wood effect flooring, free-standing bath, wide walk in shower with smart white tiling, dual aspect frosted windows, two heated towel rails, WC, wash hand basin.

**OUTSIDE FRONT:**

Driveway, garage (new door 2025), two plug points.

**OUTSIDE REAR:**

New patio (2024) with low brick wall surround, block paved path to seating area, raised flower beds, Camellia trees, secure fence and mature hedgerow boundaries, outside boiler room with space for garden tools, outdoor lighting, outside tap.



#### SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

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#### VIEWING:

By appointment with Wood & Pilcher 01892 511311

#### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

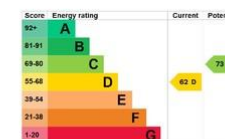
Heating - Gas Central Heating



First Floor



Ground Floor



Approx. Gross Internal Area  
1803 ft<sup>2</sup> ... 167.5 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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