



1 SOUTH FRITH, LONDON ROAD
SOUTHBOROUGH - £1,350,000



1 South Frith, London Road

Southborough, Tunbridge Wells, TN4 0UQ

Entrance Hall - Cloakroom - Sitting Room - Dining Room - Conservatory - Study - Kitchen - Five Bedroom - Two En-Suite - Shower Room - Large Gardens

A Distinguished Five-Bedroom Residence with Expansive Grounds and Exceptional Interiors

A grand solid wood front door opens into a spacious and welcoming entrance hall, setting the tone for the elegant and thoughtfully designed interiors throughout the home. With ceiling spotlights, two radiators, an understairs cupboard, and dual cloak cupboards as well as access to a cloakroom, the hallway is as practical as it is impressive, with stairs rising gracefully to the upper floors.

The ground floor is exceptionally well appointed for both family living and formal entertaining. The sitting room is a stunning focal point of the home, bathed in natural light from a double-glazed bay window to the side and full-height glazed doors to the rear, flanked by tall windows. A granite-surround gas fireplace with wood mantel adds warmth and character, while bespoke built-in TV cabinetry and elegant cornice mouldings enhance the refined ambiance.

The formal dining room is equally refined, with moulded cornices, a decorative ceiling rose, and direct access to the conservatory via double-glazed doors. Rebuilt in 2024, the conservatory blends hardwood finishes with double glazing and a vaulted UPVC ceiling, offering a tranquil year-round space with tiled flooring and panoramic views of the gardens.

To the front of the property, the study offers a quiet, sophisticated workspace, complete with a range of built-in bookcases and cabinetry, a large double-glazed window, radiator, and classic ceiling detailing. The kitchen is a true centrepiece of the home, boasting an extensive array of wall and floor cabinetry, high-spec integrated appliances including two ovens, microwave, dishwasher, fridge/freezer, and a five-ring halogen hob beneath a concealed extractor. A central island with breakfast bar and tiled flooring complements the space, which is illuminated by ceiling spotlights and offers convenient internal access to the garage.

Upstairs, the galleried landing with a double-glazed front window leads to five generously sized bedrooms, each finished to a high standard. The principal bedroom suite enjoys a private balcony overlooking the gardens, a full wall of fitted wardrobes, and a luxurious en-suite bathroom complete with corner bath, thermostatic shower, vanity unit with basin, WC, heated towel rail, and tasteful tiling throughout. A second bedroom also benefits from a well-appointed en-suite, featuring a panel-ended bath with shower, vanity basin, WC, and heated towel rail.





Further bedrooms include a mix of front and rear-facing views, built-in wardrobes, and ceiling spotlights. A stylish family shower room serves these rooms, with a large thermostatic walk-in shower, vanity basin, WC, and heated towel rail, all finished in premium tiles.

The second floor reveals a vast loft conversion, currently configured as a substantial bedroom with two dormer windows, extensive built-in furniture, and ample eaves storage. This versatile space could easily serve as a luxurious principal suite or be divided to create additional bedrooms or living areas. A galleried landing with Velux window and loft hatch adds further character to this floor.

Externally, the home is equally impressive. To the front, a brick-paved driveway leads to a double garage with electric roller doors and ample parking. The communal approach includes a turning circle and visitor parking. To the rear, the grounds extend across several acres, enjoying a desirable south-westerly aspect. Mature trees, well-tended flowerbeds, expansive lawns, and a striking ancient oak pergola add grandeur and serenity, while a large pond and charming summerhouse complete the idyllic garden setting. This is an exceptional property that effortlessly combines refined architectural details, generous proportions, and modern convenience in an enviable location-ideal for the discerning buyer seeking both luxury and lifestyle.

Original solid wood front door into:

ENTRANCE HALL:

Spacious hallway with stairs rising to the first floor, two radiators, understairs cupboard, dual clocks cupboard, ceiling spotlights.

CLOAKROOM:

Frosted double glazed window to front, WC with concealed cistern, wall hung basin, radiator, tiled splashbacks and flooring.

SITTING ROOM:

Double glazed bay window to side, double glazed double doors to rear with long window to either side, gas fire with granite hearth and surround and wood mantle, built in TV cabinetry, five radiators, cornice moulded ceiling, ceiling rose.

DINING ROOM:

Moulded cornice ceiling, ceiling rose, ceiling spotlights, two radiators, double glazed double doors into:

CONSERVATORY:

Replaced in 2024, with hardwood surround, double glazed windows and doors, UPVC vaulted ceiling, tiled flooring.

STUDY:

Double glazed window to front, radiator, range of built in bookcases and cupboards, moulded cornice ceiling.

KITCHEN:

Double glazed window to front, range of wall and floor cabinetry with contrasting work surface and tiled splashbacks. One and a half inset sink with mixer tap and drainer, integrated dishwasher, five ring halogen hob, two eye-level ovens with concealed extractor above, integrated microwave, integrated fridge/freezer, central island unit with breakfast bar, tiled flooring, door to garage, ceiling spotlights.

LANDING:

Galleried with double glazed window to front, moulded cornice ceiling, ceiling spotlights, stairs to second floor, large lining cupboard with slatted shelving, radiator.

BEDROOM:

Large suite, with double glazed double doors onto balcony overlooking gardens, range of built in wardrobes, ceiling spotlights, radiator.

EN-SUITE:

Double glazed window to rear, corner bath with mixer tap, separate thermostatic shower over bath with lat screen, WC, basin set into vanity with cupboards and drawers, heated towel rail, ceiling spotlights, extractor.

BEDROOM:

Double glazed window to front, radiator, range of built in wardrobes, ceiling spotlights.

EN-SUITE:

Double glazed window to front, panel ended bath with mixer tap and thermostatic shower over with glass screen, WC, basin set into vanity unit, tiled splashbacks, heated towel rail, ceiling spotlights, extractor.

BEDROOM:

Double glazed window to front, radiator, range of built in wardrobes, ceiling spotlights.

BEDROOM:

Double glazed window to rear, built in wardrobes, ceiling spotlights.

SHOWER ROOM:

Large double shower with thermostatic controls, tiled walls, WC, basin set into vanity unit with cupboards and drawers, heated towel rail, ceiling spotlights, extractor.

SECOND FLOOR LANDING:

Galleried, Velux window to front, loft hatch.

BEDROOM:

Huge room converted from the loft with two dormers, double glazed window to rear, double glazed window to side, eaves storage, range of built in furniture, could be made into an impressive principle suite or separated into two further bedrooms.



OUTSIDE FRONT:

Brick built driveway and path to front door, communal gardens, turning circle and visitors parking, double garage with electric roller doors and parking in front.

OUTSIDE REAR:

Large grounds extending to acres, mainly laid to lawn with mature trees, shrubs, flowering annuals, patio, flowerbeds and borders, south-westerly orientation, mature hedging, gated side access, large pergola leading to the pond, summerhouse.

SITUATION:

This property is within walking distance of the small High Street at Bidborough with its convenience store/post office and popular The Kentish Hare public house on Bidborough Ridge. It also lies within a short walk of Southborough Common with the Hand and Sceptre pub, Imperial pub along with many independent shops and amenities. The main town centres of Tunbridge Wells and Tonbridge are each approximately 2 miles distance offering a much wider range of shopping facilities, together with main stations providing fast and frequent train services to London and the south coast. The property is also well located for easy access on to the A21 dual carriageway which provides a direct link to the M25 orbital motorway. There is a good selection of schooling within the area catering for all age ranges particularly the highly regarded Bidborough Primary School, local Grammar Schools and prestigious private schools.

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

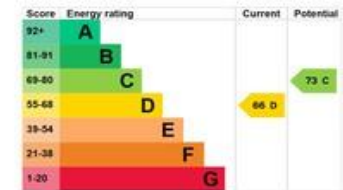
Rights and Easements - Shared driveway and communal areas - £1100.00 per annum for maintenance





House Approx. Gross Internal Area 3585 sq. ft / 333.0 s.q m
 Approx. Gross Internal Area (Incl. Garage) 3938 sq. ft / 365.9 sq. m

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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