



LONDON ROAD, SOUTHBOROUGH
GUIDE PRICE £700,000 - £725,000



36c London Road

Southborough, Tunbridge Wells, TN4 0PX

Entrance Hall - Cloakroom - Sitting Room/ Dining Room - Kitchen - First Floor Landing - Five Bedrooms - Top Floor Landing - Shower Room - Conservatory - Outside Front - Large Garden – Garage

An Elegant and Spacious Detached Family Home in a Premier South borough Location

Set well back from the road behind mature trees and approached via a private driveway shared with just one other property, this substantial five-bedroom detached residence offers over 2,000 sq ft of versatile accommodation arranged across three floors. Situated in a highly sought-after residential area, the home is ideally located for families, with a range of well-regarded primary, secondary, and grammar schools nearby, as well as excellent transport links, shops, woodland walks, and local amenities.

The property is presented in good order throughout, offering well-proportioned rooms and a practical layout, with further scope for reconfiguration or extension, subject to the necessary planning consents. The entrance hall is generous in size, providing space for coats and shoes, and gives access to the ground floor cloakroom as well as stairs rising to the upper floors. To the rear of the property lies the main living accommodation, where an expansive open-plan sitting and dining room features a central fireplace and connects seamlessly to the kitchen and conservatory. With its wide sliding doors opening onto the garden, this area offers a perfect space for relaxed family living and entertaining.

The kitchen is well equipped with a range of wall and base units, tiled flooring and splashbacks, a gas hob with stainless steel extractor, and an eye-level double oven. There is a large larder cupboard for additional storage, as well as space for a dishwasher and fridge freezer. A wide double-glazed window to the front provides ample natural light, while bi-fold doors open into the main reception area. The adjoining conservatory, constructed with a brick base and double-glazed windows beneath a pitched roof, offers an additional reception space with double doors leading directly to the garden.

On the first floor, there are two spacious double bedrooms, each with built-in wardrobes and one having views over the rear garden, along with a third single bedroom to the rear with views over the garden. The family shower room is beautifully appointed with both a full-size bath and a separate shower cubicle with a waterfall shower head, as well as a WC, pedestal wash basin, tiled walls, ceiling spotlights, and a heated towel rail. An airing cupboard and a galleried landing complete this level.

The top floor is currently configured as two further bedrooms, both of which benefit from eaves storage, ceiling spotlights, and views to the front and rear. This level could easily be reconfigured to create a luxurious principal suite, with ample space to incorporate an en suite bathroom, subject to the relevant consents.

Outside, the front of the property provides generous off-road parking for multiple vehicles, alongside a detached garage which is equipped with power, lighting, a water tap, and a side access door. The west-facing rear garden is a particular feature of the property, offering a large level lawn, a paved patio area for outdoor dining, mature borders with established shrubs and trees, a garden shed, and an outside tap. There is also a boiler cupboard with plumbing for a washing machine, providing additional practical utility space.

Located in a well-established residential part of Southborough, this family home enjoys excellent



access to a range of local amenities and recreational facilities. Tunbridge Wells and Tonbridge town centres are both within easy reach, offering comprehensive shopping and dining options, while High Brooms station (just 0.9 miles away) provides regular mainline services to London and the South Coast. The A21 nearby links directly to the M25, making this an ideal base for commuters. With a strong sense of community, beautiful surrounding countryside, and excellent schools nearby, this property presents an exceptional opportunity to secure a long-term family home in a truly enviable setting.

Composite front door with frosted panel to side into:

CLOAKROOM:

Frosted double glazed window to front, wall hung basin, wc, tiled floor.

ENTRANCE HALL:

Stairs to first floor, radiator, space for coats and shoes.

KITCHEN:

Double glazed window to front, large larder cupboard, range of wall and floor cupboards and drawers with contrasting work surface and tiled splashbacks, one and a half sink unit with drainer and mixer, space for dishwasher and fridge freezer, ceiling spotlights, tiled floor, gas hob and eye level double oven and stainless steel extractor hood, bi-fold doors to:

LOUNGE/DINING ROOM:

Two radiators, feature fireplace with tiled hearth.

CONSERVATORY:

Traditional brick and double glazed window and roof, two double glazed doors to garden.

LANDING:

Airing cupboard with slated shelving, galleried, radiator.

BEDROOM:

Double glazed window to rear, radiator, built in wardrobes.

BEDROOM:

Double glazed window to rear, ceiling spotlights, radiator.

BEDROOM

Double glazed window to front, radiator, built in wardrobes.

SHOWER ROOM:

Frosted double glazed window to front, bath with electric shower and glass screen, pedestal hand wash basin, wc, shower cubicle with waterfall head and separate hand held attachment, heated towel rail, tiled walls, ceiling spotlights.

TOP FLOOR LANDING:

Frosted double glazed window to side, ceiling spotlights, storage cupboard.

BEDROOM:

Double glazed window to front, radiator, eaves storage, ceiling spotlights.

BEDROOM: Double glazed window to rear, radiator, eaves storage, ceiling spotlights.



OUTSIDE FRONT:

Shared driveway with one other house, large parking area for multiple vehicles.

OUTSIDE REAR:

Large lawn area, side access, patio, outside tap, flower beds and borders with mature shrubs and trees, shed, boiler cupboard also housing plumbing for washing machine, west-facing.

GARAGE:

Up and over door, tap, power and light, passenger door.

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 Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

TENURE: Freehold

COUNCIL TAX BAND: F

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 Central Heating

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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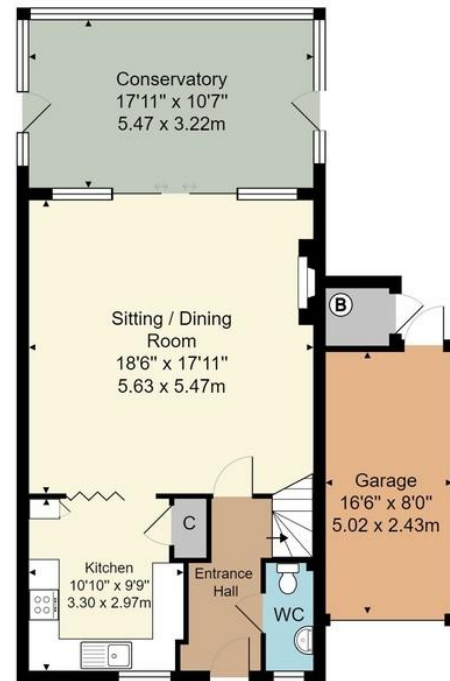
BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

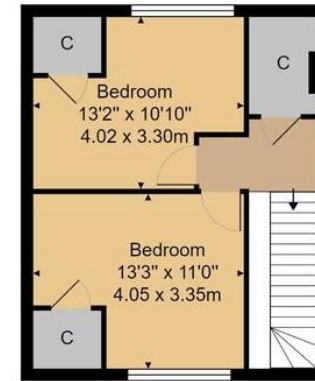
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Ground Floor



Second Floor



First Floor

House Approx. Gross Internal Area 1664 sq. ft / 154.6 sq. m
Approx. Gross Internal Area (Incl. Garage) 1828 sq. ft / 169.8 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.