

20 Castle Street, Southborough, Tunbridge Wells





# 20 Castle Street, Southborough, Tunbridge Wells TN4 0PE

*Beautiful 2-bedroom period house with garden studio in sought after location*

## **Accommodation Summary**

- Semi-detached Victorian house
  - 2 double bedrooms
    - Living room
    - Dining room
    - Kitchen
  - First floor bathroom
- Garden studio with attached tool shed
  - West facing garden
- Sought after village location
  - No onward chain



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This beautiful period home is a short walk from Southborough's local shops, sought after schools and excellent transport links.

Set back from the road by a wooden fence with planting behind, its brick exterior and pitched canopied porch deliver plenty of kerb appeal.

You enter the porch, with room for coats and muddy boots, which leads you through into the living room, the first of two reception rooms. It is cosy and welcoming with plenty of space for furniture and a wood burning stove that adds character and warmth in the colder months.

Behind is the spacious dining room with natural wooden flooring which conveniently opens into the kitchen at the rear. Its open plan aspect to the kitchen makes it a very social space and there is under stair fitted cabinetry that provides great storage.

The fabulous kitchen, brightened by double aspect light, has an abundance of sleek cabinetry topped with wooden countertops with pan drawers, a peninsula and pull out larder cupboards. Integrated appliances include a slimline dishwasher, washing machine, double ovens and an induction hob, and with space for a fridge/freezer it has everything you need. French doors at the rear can lie open in the summer months to extend the living space onto the garden terrace.

Climbing the stairs to the first floor the pretty principal bedroom is at the front. It has warm wooden flooring, a period fireplace and a large window bringing in lots of natural light.

Next door the second bedroom is also a generous double with garden views.

At the rear, the spacious bathroom has a panelled bath and separate shower cubicle. A window to the side reflects light off its white fittings and contemporary tiles creating a soothing bathing experience.

Outside to the rear is an idyllic west facing garden with a paved terrace perfect for summer dining. Paved pathway slabs are dotted through the lawned area to the rear, with stocked flower beds of a variety of coloured planting to each side. There is a raised sleeper enclosed vegetable box and gated street access to the side. It is fully enclosed making it a safe sanctuary for children and pets and a brick attached storage shed provides storage and housing for the boiler.

At the rear is the fantastic part glazed garden studio with an attached tool shed. It offers a great sanctuary as a home office, gym, or den for teenage children.

This fabulous period home is ready to move in and enjoy and is being sold with no onward chain. A must see!



**Living Room:** front aspect double glazed window, fireplace with wooden mantelpiece, tiled hearth, wood burning stove, wooden flooring, column radiator.

**Dining Room:** wooden flooring, opening in chimney breast with tiled hearth, under stair fitted storage cupboards, radiator.

**Kitchen:** rear aspect French doors, side aspect Velux windows, rear and side aspect double glazed windows, sink with drainer and spray mixer tap, integrated double ovens and grill, integrated slimline dishwasher, integrated washing machine, base level units, pull out larder cupboards, peninsula with Samsung 4 ring induction hob, pan drawers, storage cupboards, wooden countertops, tiled flooring with underfloor heating.

**First Floor:**

**Bedroom 1:** front aspect double glazed window, feature fireplace, ceiling loft access hatch, wooden flooring, radiator.

**Bedroom 2:** rear aspect double glazed window, feature fireplace, ceiling loft access hatch, wooden flooring, part panelled wall, column radiator.



**Bathroom:** side aspect opaque double glazed window, panel enclosed bath with mixer tap, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard and open shelf under, low level WC, heated towel rail, fitted cupboard with shelving, part tiled walls.

**Garden Studio & Tool Shed:** front aspect French doors, front aspect double glazed windows, electric heater, wooden effect flooring, lighting, electricity.

**General:**

Tenure: Freehold

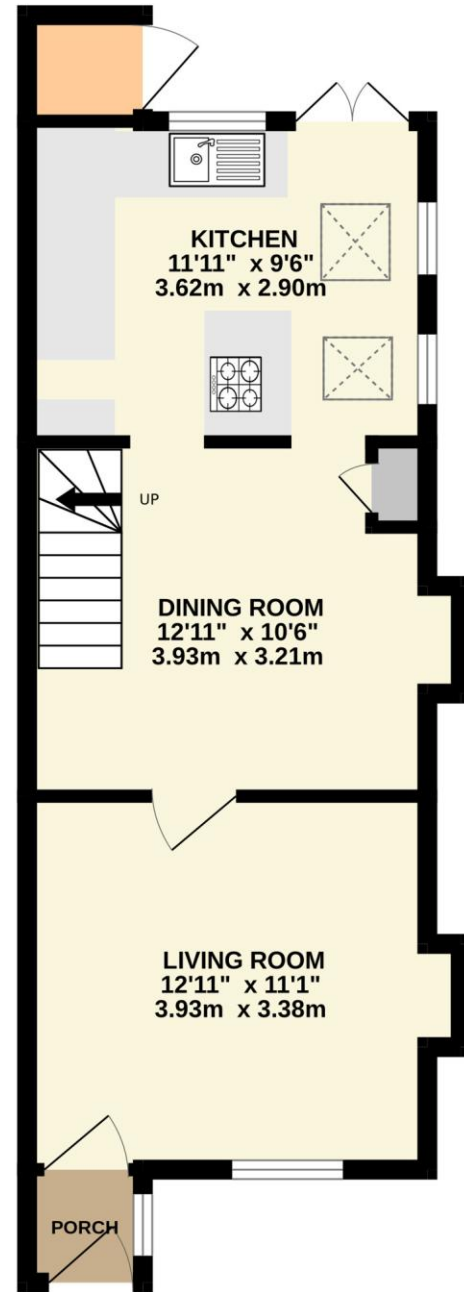
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,197.38)

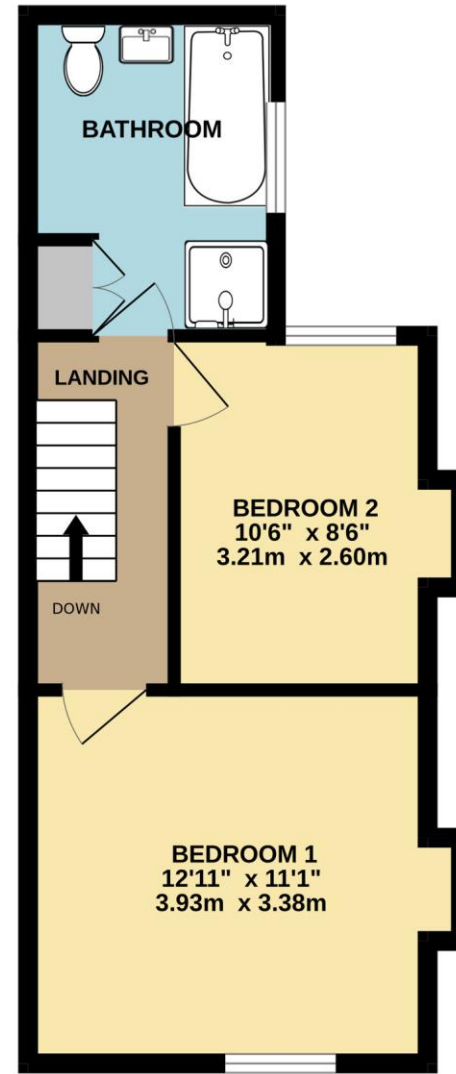
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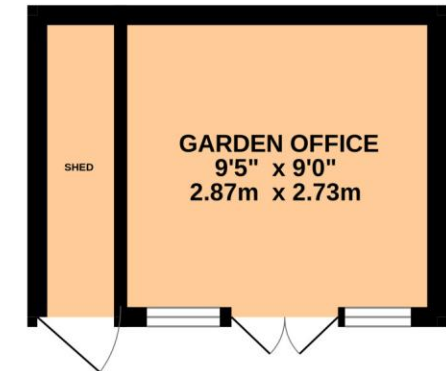
GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

APPROX TOTAL AREA EXCLUDING SHED & GARDEN OFFICE 749 SQ.FT / 69.5 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Area Information:** Southborough, Tunbridge Wells

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Castle Street. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated north of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peter's Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Castle Street is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops up and collects a short walk from the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



