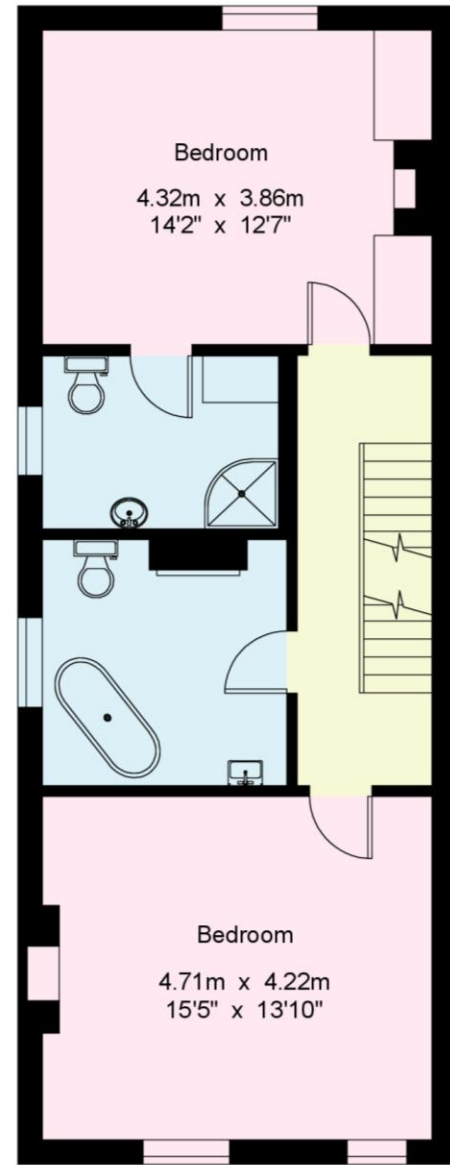
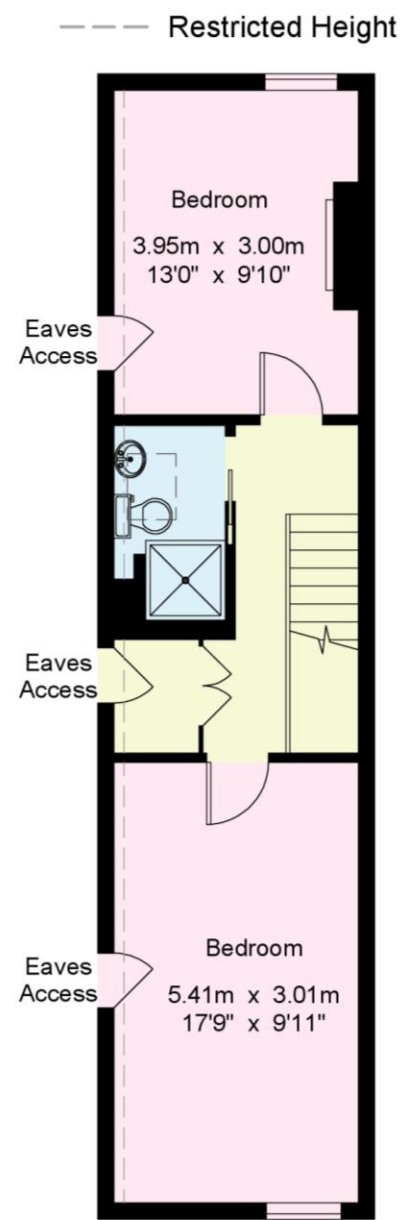


Ground Floor



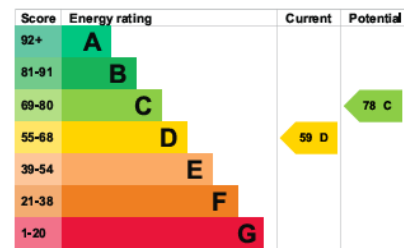
First Floor



Second Floor

16 Vale Road

House - Gross Internal Area : 169.8 sq.m (1827 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. If there are any points of particular importance to you, please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



16 Vale Road, Southborough

Tunbridge Wells, TN4 0QH

SUMNER PRIDHAM

A substantially built, deceptively spacious, 1827 sq. ft, carefully modernised semi-detached period property located in a quiet backwater off of Southborough Common, large well-proportioned rooms include a fabulous southerly facing kitchen dining room and well-appointed accommodation over 3 floors.

Hall, Sitting Room, Kitchen/Dining Room, ground floor Cloakroom, 4 Double Bedrooms, Ensuite Shower Room, Family Bathroom, second floor Shower Room, Double Glazed Windows, Gas fired Central Heating, Front and Rear Gardens with Side Access.

Guide price £825,000 - £850,000 Freehold *Chain Free*





Property Description

- ◆ Substantial and well-presented semi-detached Victorian house.
- ◆ Spacious and well-proportioned rooms arranged over 3 floors. Quality hand built kitchen in a large south facing room.
- ◆ Excellent location for both primary and secondary schools.
- ◆ Accessible to both Tonbridge and Tunbridge Wells Grammar Schools.
- ◆ Inviting and spacious entrance hall with panelled walls and moulded cornice.
- ◆ Attractive black and white tiled floor and 3 understairs storage cupboards one housing plumbing for washing machine.
- ◆ Sitting room featuring moulded comiced ceiling, ornamental fireplace with cast iron inset and period tiled hearth, french doors leading out to the garden.
- ◆ Magnificent southerly facing kitchen dining room filled with light from pair of large hardwood double glazed sash windows with shutters, further windows and door to outside, plus inner glass door giving light to the hall.
- ◆ Handmade kitchen cabinets designed to maximise space under granite worksurfaces, plus an illuminated display cupboard and double door larder.
- ◆ Appliances include integrated fridge and freezer, dishwasher, range cooker with electric and gas ovens and 5-ring gas hob, sink unit with filtered water, oak floor (insulated between the joists), moulded comiced ceiling in the dining area and a Burley wood burning stove.
- ◆ Cloakroom with coat hanging area, separate WC, with window, washbasin and gas fired boiler providing central heating and domestic hot waters to the first and second floors.
- ◆ Period staircase leads to the first floor landing with well-proportioned bedroom to the front, pair of double glazed sash windows with shutters.



- ◆ Further double bedroom overlooks the rear garden with fitted wardrobe cupboards either side of the chimney breast.
- ◆ Ensuite shower room with separate cubicle, pedestal washbasin, separate WC, half panelled walls and tiled floor window to the side, airing cupboard housing hot water tank with further storage above.
- ◆ Large bathroom with standalone claw foot bath, pedestal washbasin, high level WC, large sash window to the side and period fireplace.
- ◆ Continuation of the period staircase leads to the second floor landing and includes a walk in storage cupboard, and further access to a large eaves storage cupboard.
- ◆ Spacious bedroom to the front with window providing southerly views towards Tunbridge Wells and access to eaves storage cupboard.
- ◆ Bedroom to the rear has double glazed window with views towards Southborough Common, period fireplace and eaves storage cupboard.
- ◆ Recently installed shower room with shower cubicle, fitted with hand and drench shower heads, low level WC with concealed cistern, large Velux window with remote controlled blind, wall hung washbasin, temperature controlled chrome towel rail.

Outside

- ◆ The property features a beautiful, landscaped garden accessed via French doors from the sitting room, where an outside dining area has been created with a covered pergola, beyond are 2 raised borders a number of fruit trees including apple, plum and pear, and a stunning mature Acer.
- ◆ At the end of the garden there is a potting shed on a concrete plinth.
- ◆ Access from the front via a secure side gate.

Location

- ◆ A little known quiet and friendly backwater off Southborough common with foot path access to the common and beyond to many walks including Whortleberry Woods.
- ◆ Both Southborough and Bidborough Primary Schools are accessible, and it is ideally placed for secondary schools in both Tunbridge Wells and Tonbridge including the grammars.
- ◆ A wide range of shops in Southborough High Street

Practicalities

- ◆ The property has been significantly updated since 2020 with careful consideration given to insulation on the top floor and in the kitchen dining room and storage options.
- ◆ Many of the rooms have been replastered.
- ◆ A further notable feature is the top floor shower room is fed by a separate unvented hot water tank providing good pressure at all times.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

