



Vale Road, Southborough – TN4 0QH

Guide Price £1,000,000 – £1,100,000

est. 1828
brackets



Set within a quiet and friendly road just moments from Southborough Common, the property offers generous and versatile accommodation arranged over three floors, making it perfectly suited to modern family life. The elegant ground floor features a welcoming entrance hall, a sitting room with feature fireplace, and a further reception room ideal as a study, playroom or music room, also benefiting from a character fireplace. Cloakroom WC. To the rear, the home opens into an outstanding kitchen, dining and family room, thoughtfully designed as the heart of the home. This impressive space offers bespoke storage, attractive panelling and an effortless connection to the garden, creating the perfect setting for both everyday living and entertaining.

On the first floor are four spacious bedrooms, a family bathroom and a separate shower room, while the second floor provides two further bedrooms and an additional bathroom. This upper level offers excellent flexibility and could easily serve as guest accommodation, a teenager's suite, or a self-contained space for a relative or live-in au pair.

Outside, the beautifully landscaped rear garden is a true highlight, featuring expansive lawned areas, a generous patio for al fresco dining, a further seating area beneath a mature pergola, and an abundance of established trees, shrubs and borders that create a wonderfully private setting. A substantial detached garden office, studio or gym with power and lighting provides valuable additional space for home working, fitness or creative pursuits.

A particularly rare and sought-after feature for this location is the private driveway, providing valuable off-road parking together with additional storage.





Vale Road, Southborough, Tunbridge Wells, TN4

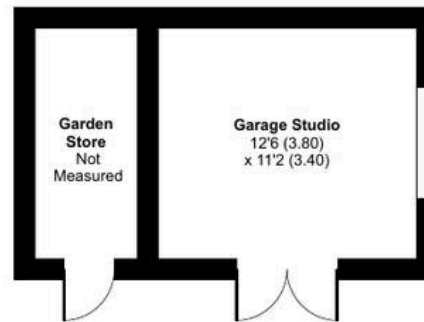
Approximate Area = 1990 sq ft / 184.8 sq m (excludes garden store)

Limited Use Area(s) = 79 sq ft / 7.3 sq m

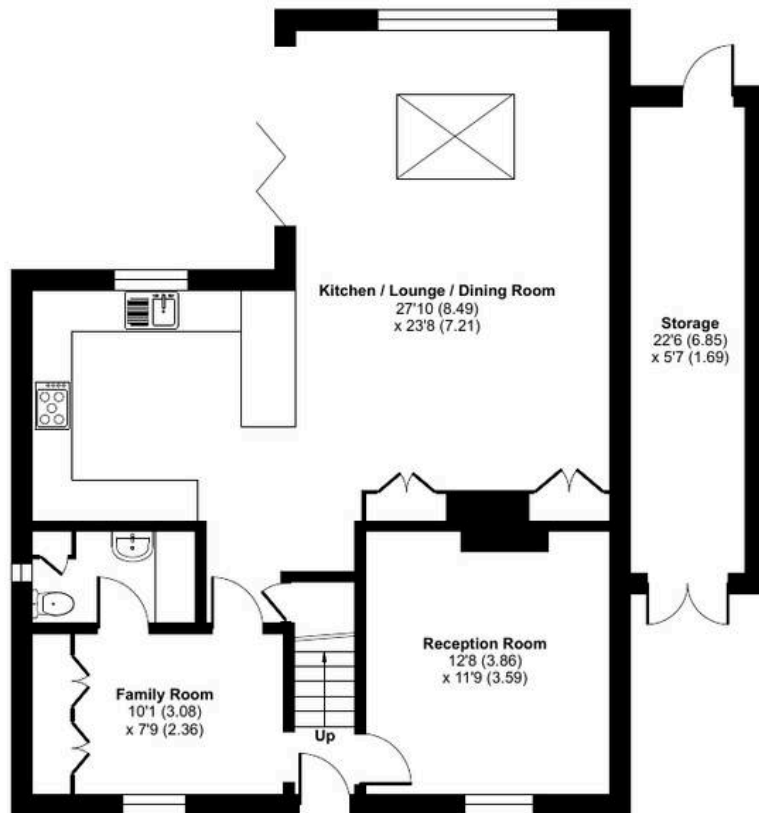
Outbuilding = 264 sq ft / 24.5 sq m

Total = 2333 sq ft / 216.6 sq m

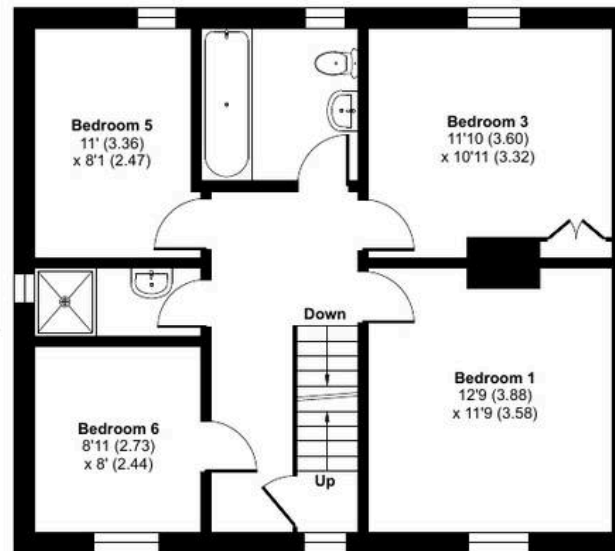
For identification only - Not to scale



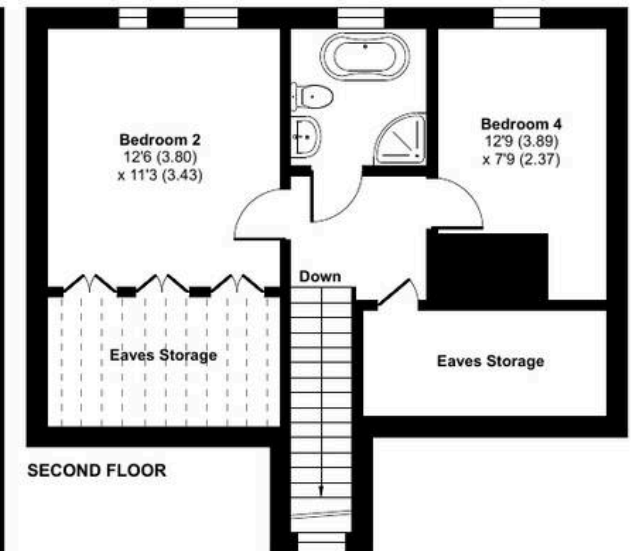
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

