



ROYAL OAK HOUSE, SPELDHURST ROAD
SOUTHBOROUGH - £880,000



Royal Oak House

80 Speldhurst Road, Southborough,
Tunbridge Wells, TN4 0JA

**A former public house converted to provide a spacious
four bedroom detached home.**

**Large Entrance Hall With Access to Cellar - Double Aspect
Split Level Reception Room With Log Burner - Substantial
Dining/Family & Music Room - Kitchen With Separate
Utility Room - Downstairs Cloakroom - First Floor Landing -
Four Well Proportioned Bedrooms with High Ceilings -
Family Bathroom - 0.16 Acre Plot To Include Large Rear
Garden & Ample Off Road Parking For Several Vehicles
Leading To An Attached Garage - Amazing Opportunity For
Extension Or Re-Development, Subject To Obtaining The
Necessary Consents - Popular Old Southborough Location -
0.25 Of A Mile From Southborough Shops & Amenities**

This is a wonderful opportunity to acquire the former Royal Oak public house believed to have been originally built during the 1830s and later converted during 2010 by the existing vendors into this substantial four bedroom family home. The property retains many original period features throughout its flexible accommodation which includes the two large ground floor reception areas allowing enough space in one for a grand piano and the other to be a cosy sitting room with a suitable area to be used as a study. The property's other features include gas central heating via radiators, off road parking and large rear garden with both the property and the plot offering tremendous potential to either increase the size of the existing property or perhaps to re-develop the plot entirely, both of course subject to obtaining the necessary consents. In view of the tremendous opportunity this particular property has to offer we have no hesitation in recommending interested applicants view without delay.

Wood front door into:

ENTRANCE HALL:

Wood-effect flooring, radiator, space for coats and shoes, ceiling spotlights.

SITTING ROOM:

Casement window to front, wooden floorboards, radiator. Log burner with tiled hearth. Open to:



STUDY:

Sash windows to side, wooden floorboards, part panelled walls. Cast iron fireplace with wooden surround.

DINING ROOM/MUSIC ROOM:

Sash windows to front, door to side, ceiling spotlights. Range of built-in furniture.

REAR LOBBY:

Frosted window to side, tiled floor, radiator.

LAUNDRY ROOM:

Frosted window to side, tiled floor, space and plumbing for washing machine and tumble dryer, table top sink, radiator, ceiling spotlights. Door to:

CLOAKROOM:

Frosted window to side, part panelled walls, WC, tiled floor, ceiling spotlights, extractor.

KITCHEN:

Original casement windows to side. Fitted with a range of wall and floor cupboards and drawers with wooden work surface. Dual sink with mixer taps and drainer. Space for cooker. Part panelled walls, tiled floor. Open to further kitchen area housing fridge and freezer, additional cupboards and drawers, underfloor heating (main kitchen only).

SECOND UTILITY:

Space and plumbing for dishwasher, wall mounted boiler, stable door to garden.

LANDING:

Window to side (on stairs), radiator, laundry cupboard.

BEDROOM:

Double glazed sash window to side, radiator, wall hung wash hand basin with mixer tap.

BEDROOM:

Sash window to front, radiator, high skirtings, wall hung wash hand basin.

BEDROOM:

Two sash windows to front, radiator, high skirtings.

BEDROOM:

Sash window to side, radiator.

BATHROOM:

Frosted double glazed window to side. Fitted with a suite comprising WC, panel enclosed bath with telephone style mixer tap, thermostatic shower controls and wall mounted waterfall head with glass screen, pedestal wash hand basin, illuminated bathroom cabinet with integrated shaver point. Tiled walls, underfloor heating, ceiling spotlights, extractor.



CELLAR:

Trap door in entrance hall, divided into three rooms with doors.

OUTSIDE FRONT:

Laid to concrete with off road parking for at least six vehicles.

OUTSIDE REAR:

Pergola with seating area, patio, lawn, Summerhouse with wired internet, power and light, flower beds and borders with mature trees and shrubs. Access to side, shed, fruit trees (plum, cherry, apple etc.), two outside taps.

GARAGE:

Double doors to front, passenger door to rear, power and light.

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: G

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION: The drainage goes to a septic tank with an electric pump before connecting to the main drain.

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 obtained. 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

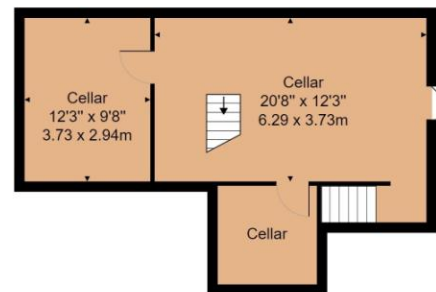


124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Basement



Ground Floor



First Floor

House Approx. Gross Internal Area 2223 sq. ft / 206.6 sq. m
Approx. Gross Internal Area (Incl. Cellar & Garage) 2989 sq. ft / 277.7 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.