



Mulberry House
Garlinge Road | Southborough | Tunbridge Wells | TN4 0NR

FINE & COUNTRY



Please note, the furniture in this image has been virtually staged.



Step inside

Mulberry House

This stunning 3/4 bedroom Victorian Villa has been completely renovated to a very high standard to create effectively a new home inside a gorgeous period shell. The owners have successfully married the comforts and efficiencies of a New Home with the charm, character and sheer craftsmanship of the Victorian age original; all with the convenience of a tucked away cul-de-sac close to the centre of increasingly popular Southborough.

A stroll from the Town Centre and you turn into pretty Garlinge Road with its grand period houses some of which have been converted into apartments and some remaining family homes.

Mulberry House forms a middle portion of a strikingly beautiful building towards the head of the cul-de-sac and nicely tucked away from the hustle and bustle.

Bifold doors create sublime inside/out flow to a stylish sunken courtyard and flood the stunning kitchen/dining room with light supplemented by an array of low energy spotlights when required. Contemporary British made Shaker-style units with Matt finish doors and Caesarstone white attica marble worktops are framed by super chic grey parquet flooring and sharp crisp Farrow & Ball walls and ceilings. The appliances are all Bosch and the underfloor heating keeps you and your dinner guests nice and cosy.

The living room and the cloakroom complete the lower ground floor space.

The bedrooms are arranged over two floors with comfortable rooms that have soft Irish linen carpets for the bedrooms and Carrera floor tiles in the bath/shower rooms.

The upper ground floor comprises a stylish main bedroom benefitting from fitted wardrobes, an adjacent generous bath and shower room and the fourth bedroom that would alternatively make a superb snug of office.

The upper floor offers a charming guest main suite with en-suite shower as well as another double bedroom with fitted wardrobes.

Outside the curtilage is framed by elegant iron railings enclosing off road parking and structural planting designed to compliment the elegant façade whatever the season. To the rear traditional fencing with pleached trees create a secluded formal lawn garden and sunken courtyard.



Seller Insight

“ Abode homes create outstanding and inspirational homes for those who value impeccable design and an exceptional living experience in prime locations. Each of our developments are created with the utmost attention to detail, featuring stylish finishes and carefully considered layouts that maximise light, views and functionality.

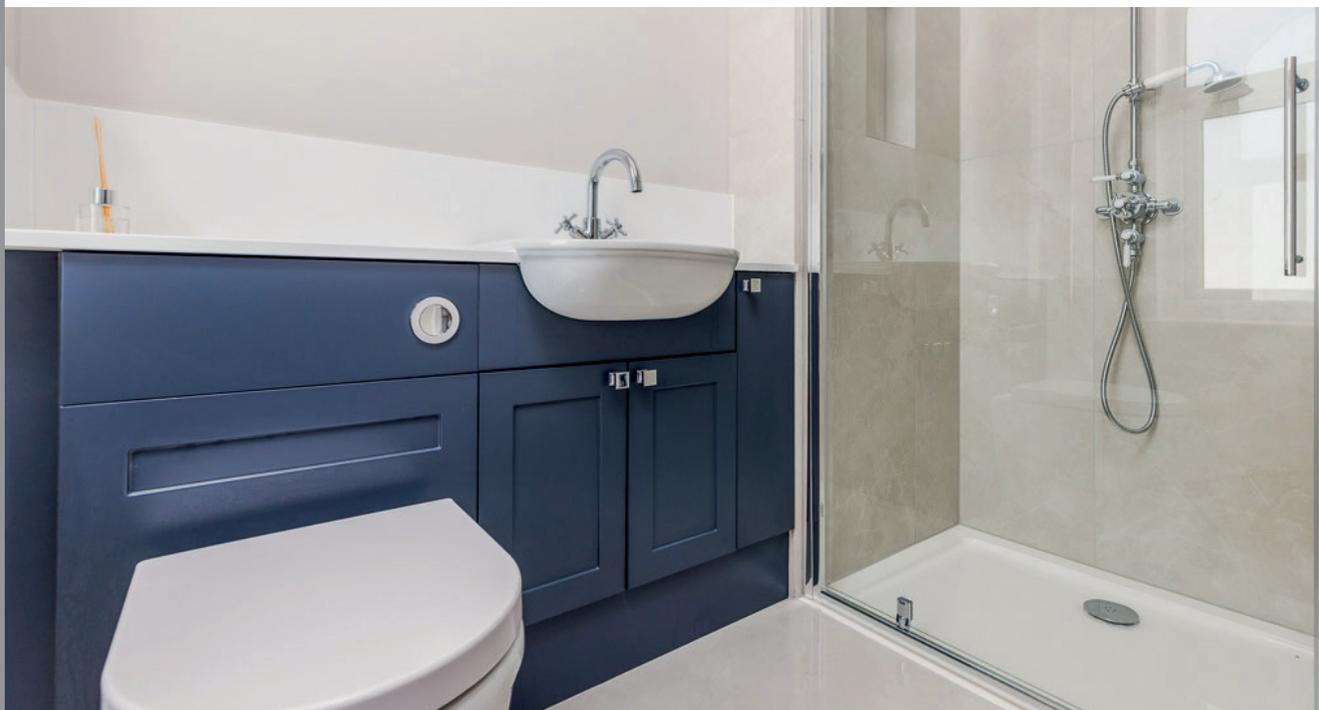
We are delighted to offer these exceptional Victorian Villas and to have brought these beautiful buildings into the 21st century whilst maintaining all their charm and character.

Location was a massive draw for us. Southborough is a vibrant town on the fringe of Royal Tunbridge Wells – a place where community spirit thrives and the chances to 'support local' are numerous. This could be at Tallows – the hottest restaurant in Kent, where the Guardian's food critic and Masterchef judge, Grace Dent, described the food as “unquestionably good” – or be at the St John's Quarter of Royal Tunbridge Wells, where Shuffle House, St. John's Yard and the Clue Cracker escape rooms provide a social focal point.

Jazz on the pantiles is another highlight, with hundreds of locals listening to music from fine Dining restaurants, Bistros and bars, while Kingdom's tree house café and The Kentish Hare are both a short drive from the town.

Southborough's Civic Centre is a new community asset. It is home to a library, a performance space, halls for hire, a medical centre and pharmacy, while the town square is used for community celebrations and showpiece events.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





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Travel

By Road	
High Brooms Station	1.1 miles
Tunbridge Wells Station	2.0 miles
Tonbridge Station	2.2 miles
Channel Tunnel	4.6 miles
Gatwick Airport	24.0 miles

By Train from Tonbridge	
London Bridge	31mins
Charing Cross	42mins
Victoria	1hr 05mins
Ashford International	37mins

Leisure Clubs & Facilities

Tunbridge wells sport centre	01892 540744
Southborough community hub	01892 529176
Tunbridge wells rugby Football club	07910 340979
Nevill golf club	01892 525818
St Johns tennis club	01892 525625

Healthcare

St Andrews medical Centre
 The Dental Box
 Southborough Dental practice

Education

Primary Schools
 Southborough CE Primary School
 Bidborough CEP school
 St Augustine's R C Primary School
 St Johns CE primary school

Secondary School

St Gregory's catholic School
 Tunbridge well Grammar for boys
 Tunbridge wells Girls Grammar School
 The Skinners' School
 Bennet Memorial Diocesan school
 The Judd school
 Tonbridge Grammar School
 Weald of Kent Grammer School
 Tonbridge School

01892515455
 01892254879
 01892528048

01892529682
 01892 529333
 01892529796
 01892 678982

01892527444
 01892529551
 01892520902
 01892 520732
 01892 521595
 01732 770880
 01732 365125
 01732 373500
 01732 365555

Entertainment

Tallows
 Hand and sceptor
 The Kentish Hare
 Community Hall
 Trinity arts theater
 Tunbridge wells assembly

Local Attractions / Landmarks

Southborough common
 Pennington recreational Grounds
 Haysden county park
 Southborough hub and library
 Tonbridge Castle
 Tonbridge river trips
 Pantiles

MULBERRY HOUSE



UPPER-GROUND FLOOR

Living Room 19'0 x 12'6 (5.80m x 3.81m) narrowing to 12'4 x 6'11 (3.76m x 2.11m)

Cloakroom
Kitchen/Diner 20'4 x 12'4 (6.20m x 3.76m)

LOWER-GROUND FLOOR

Bedroom 4/Office 12'9 (3.89m) narrowing to 8'8 (2.64m) x 9'7 (2.92m)

Bedroom 1 14'9 (4.50m) x 12'10 (3.91m) narrowing to 9'8 (2.95m)

Bathroom 8'5 x 7'11 (2.57m x 2.41m)

FIRST FLOOR

Bedroom 2 14'9 (4.50m) narrowing to 12'10 (3.91m) x 9'8 (2.95m)

En-suite 8'0 (2.44m) x 6'1 (1.86m) narrowing to 4'1 (1.25m)

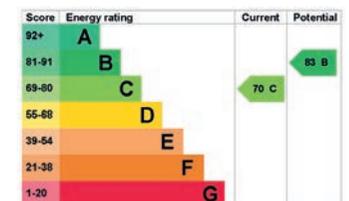
Bedroom 3 12'8 x 8'0 (3.86m x 2.44m)

OUTSIDE

Off Road Parking
Rear Garden

£795,000

Council Tax Band Pending
Tenure: Freehold



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