





## Graystone Villas Southborough

Graystone Villas in Southborough continues the tradition for fine period-style properties in the Borough of Royal Tunbridge Wells, drawing inspiration from the area's most cherished residential dwellings. This collection of 4, three-bedroom properties enjoys a central Southborough position, within walking distance of the town's amenities, the common and a number of grammar schools.

Classic exteriors, comprising crisp render, bay windows and architectural plasterwork mouldings, are complemented by contemporary interiors, and a mix of formal reception rooms and open plan spaces. An elevated specification throughout, bifold doors leading to pretty courtyard gardens, en suites to at least one bedroom, bespoke kitchens with either a breakfast bar or an island, luxury bathrooms and a separate utility area to the two larger properties.



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## A community together

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 Tallow – the hottest restaurant in Kent, where The Guardian’s food critic and Masterchef judge, Grace Dent, described the food as “unquestionably good” – or it could 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 the music from the fine dining restaurants, bistros and bars, while Kingdom’s tree house café and fine dining at 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 a pharmacy, while the town square is used for community celebrations and showpiece events.



## Southborough’s green space is in abundance

Behind the Civic Centre are acres of playing fields and allotments. Join the throngs of supporters enjoying the home matches of Tunbridge Wells Youth Football Club, or find more peaceful moments while you ‘grow your own’, with the support of Southborough’s gardening community.

Southborough Common also offers a slice of tranquillity in the buzzing borough of Royal Tunbridge Wells. Shade and seclusion is afforded by a dense canopy of beech, birch and oak trees, while a network of paths are popular with dog walkers and nature lovers.





## Exceptional sports & schools on your doorstep

One of the most iconic scenes on Southborough Common is the local cricket team turned out in its whites – a fitting sight as the town was a centre for cricket ball making until the late 1970s. Records show matches were played on Southborough Common as far back as 1794 and the club continues to thrive today, with men’s, women’s and junior teams playing in the shadow of St. Peter’s church tower.

Sport is also a permanent fixture at the nearby Nevill Ground – home to Tunbridge Wells Cricket Club in the summer months and Tunbridge Wells Hockey Club in the winter. For those who prefer to be on the water, Tonbridge Town Sailing Club is a short distance from Southborough, with its members taking to the picturesque Haysden Lakes.

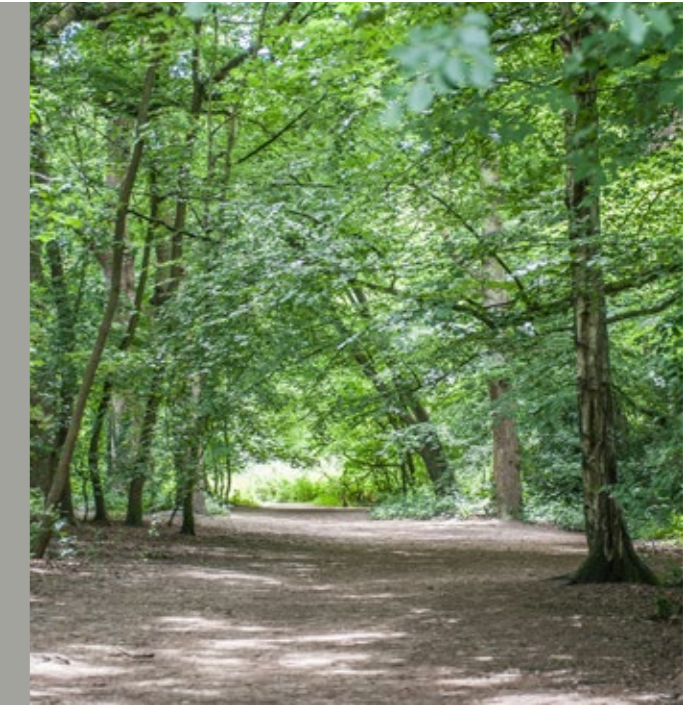
Southborough is often chosen by families due to its secondary-age schooling excellence. You’ll find three of the borough’s grammar schools – The Skinners School, Tunbridge Wells Grammar School for Boys and Tunbridge Wells Girls’ Grammar School – in the town, with Bennett Memorial and St Gregory’s providing sought after faith-based options. Southborough students are also close to The Judd School, Tonbridge Grammar School for Girls, Weald of Kent Grammar School and the Hayesbrook Academy.

Primary education within Southborough is provided by Southborough C of E School and Meadows School – both rated ‘good’ by Ofsted, while private options favoured by local families include Tonbridge School, Kent College, Somerhill Independent School, Holmewood House School and Beechwood School.

## Make a list and shop locally

Southborough is home to a collection of family-run stores, everyday essentials, quirky independent businesses and familiar names. Traditional bespoke tailors Hardman & Hemming, The Arty Farty Retreat, Rusbridge Bakers, Southborough Butchers, The Earl Grey Tea Rooms and Peter Hoare Antiques line up with a Little Waitrose, Tesco Express, opticians, convenience stores, a Post Office and chemists for an eclectic but practical shopping experience.

A wider selection of High Street stores, as well as a bowling alley and a cinema, can be found a 10-minute drive away in the retail parks off Longfield Road, while The Pantiles, Royal Tunbridge Wells’s Victoria Place Shopping Centre and Tonbridge are a short drive – the latter home to Kent’s largest farmers’ market, held on the second Sunday of every month.





## Location



### Walking distance

Southborough Butchers	4 minutes
The Earl Grey Tea Rooms	4 minute
Southborough Civic Centre	5 minute
Tallow Restaurant	7 minutes
Tunbridge Wells Sports Centre	15 minutes
High Brooms Train Station	26 minutes



### By car

#### Local

Tonbridge Train Station	6 minutes
Royal Tunbridge Wells Town Centre	10 minutes
Penshurst Place	11 minutes
Dunorlan Park	11 minutes
Bluewater Shopping Centre	29 minute
Gatwick	34 minutes

#### Coastal destinations

Hastings	56 minutes
Rye	59 minutes
Pevensy Bay	60 minutes
Brighton	60 minutes
Camber	67 minutes
Whitstable	68 minutes



### By rail (High Brooms)

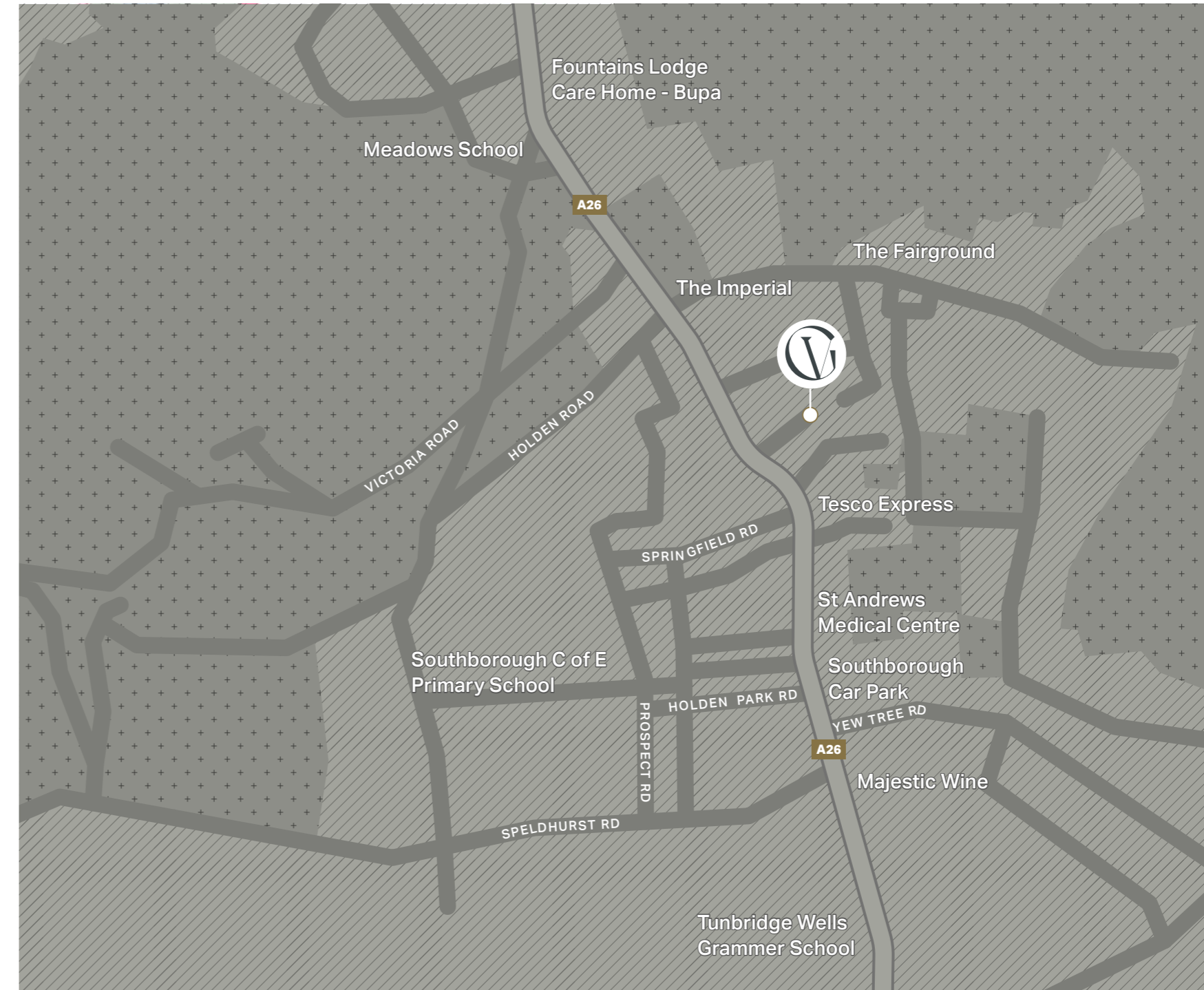
Sevenoaks	15 minutes
London Bridge	41 minutes
London Cannon Street	51 minutes
London Charing Cross	52 minutes

### By rail (Tonbridge)

Sevenoaks	9 minutes
London Bridge	32 minutes
London Charing Cross	43 minutes
London Cannon Street	44 minutes

### By rail (Tunbridge Wells)

Sevenoaks	18 minutes
London Bridge	44 minutes
London Charing Cross	55 minutes
London Cannon Street	55 minutes



## YEW TREE HOUSE



## MULBERRY HOUSE



BIRCHCROFT HOUSE



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



All measurements are approximate and for display purposes only. Not to scale.



Computer generated image.



# MAPLETON HOUSE



GROUND FLOOR



FIRST FLOOR



All measurements are approximate and for display purposes only. Not to scale.



Computer generated image.







## Specification

### Kitchen/Dining/ Living Room

Contemporary British made  
Shaker-style Navy/Grey mist  
Matt finish doors  
Caesarstone white attica  
marble stone worktops  
Grey parquet flooring

### Bosch Appliances

Washing machine/dryer  
Dishwasher  
Oven  
Hob extractor  
Hob  
Fridge freezer  
A rated energy efficient boiler.

### Lighting

Low energy LED  
spotlights throughout  
Pendants for feature lighting  
to principal rooms

### Flooring

Grey parquet  
Irish linen carpets

### Colour

Farrow & Ball Salt white matt  
emulsion to walls and ceilings  
Woodwork to be finished in  
Salt eggshell

### Bedrooms

Luxury feel Irish Linen carpet  
Farrow & Ball Salt white paint to  
walls and ceiling  
Woodwork to be finished in  
Salt eggshell

### Hallway

Farrow & Ball Salt white paint to  
walls and ceiling  
Woodwork to be finished in  
Salt eggshell  
Grey parquet flooring

### Bathrooms

Modern white bathroom suite  
Contemporary /period  
fitted furniture  
Caesarstone White storm suede tops  
Matt white wall tiles  
Matt white Carrera floor tiles

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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.

Our specialist team oversee every aspect of the process, from conception to completion, devoting the time, energy and expertise required to deliver truly inspirational homes.

abode homes approach every development with our clients at the forefront of our minds, ensuring that the design, layout, finishes and amenities will exceed all expectations.

We have also gained a welcome reputation for our flexibility and willingness to tailor our homes to the individual tastes and requirements of our clients.





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