

STEPHEN JAMES

RESIDENTIAL



Vauxhall Lane, Southborough, TN4



Vauxhall Lane

A site measuring approximately 0.85 acres with planning permission granted for the erection of three five-bedroom detached dwellings, with associated access, parking, cycle and refuse storage and landscaping, totalling approximately 11,646 square feet.

- Resilient School Catchment
- Planning Ref 25/00813/FULL
- Picturesque Plot
- Luxury Designs
- Off-Road Parking
- Sought-after Location



This site on Vauxhall Lane sits within the most resilient school catchment in the South East. For the 2026 buyer, this proximity is a non-negotiable priority that ensures long-term asset protection and high liquidity. You are securing a rare opportunity to deliver a private enclave of three substantial detached homes in a market where "turnkey" luxury of this scale is in critical short supply.

Vauxhall Lane perfectly balances leafy seclusion with elite connectivity, sitting under 50 minutes from the City by train. By delivering modern residences featuring dedicated wellness zones and primary sanctuaries, you are capturing a specific lifestyle demand that the area's aging housing stock cannot meet. This is a prestige play to define the upper end of the Southborough market.

Plot 1

The journey begins in the expansive open-plan kitchen, breakfast, and family room. Designed as the home's social engine, this light-filled space flows effortlessly, leading through to the upper patio. A formal front-facing living room offers a sophisticated space for evening entertaining, while a secluded private study provides the perfect environment for focused professional work.

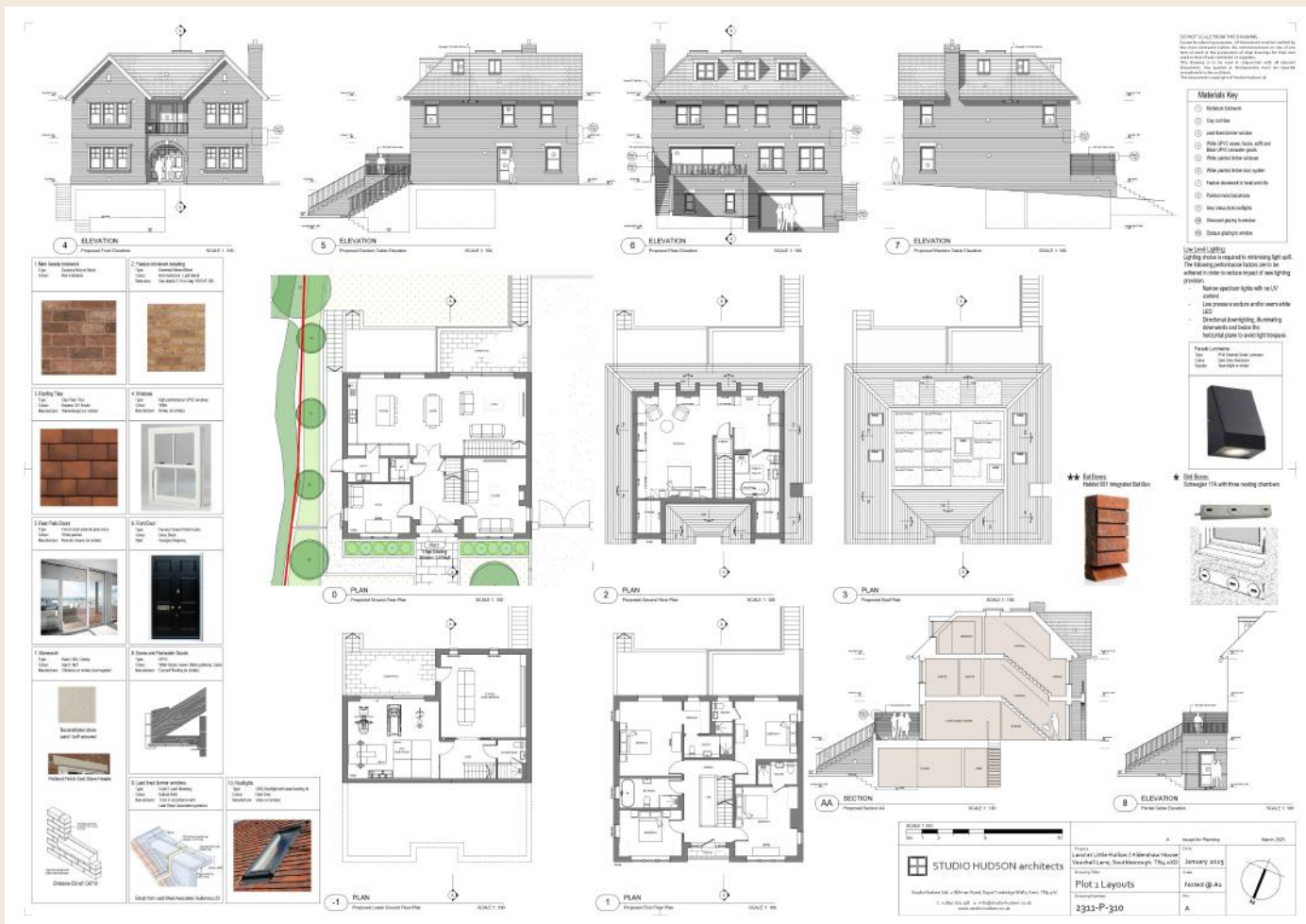
Dedicated to rest and rejuvenation, the first floor serves as a spacious family hub. It features four generous double bedrooms, including two luxurious en-suites and a high-specification family bathroom.

Reserved entirely for the principal residents, the top floor is a stunning Penthouse-style Master Suite. Nestled within the architectural eaves, this private sanctuary features a vast bedroom, a walk-in dressing gallery, and a boutique-style en-suite. It is a quiet, elevated retreat away from the hum of the rest of the house.

Adding an unexpected layer of luxury, the lower ground floor is the home's dedicated wellness zone. It houses a large private gym / games room, TV room and a shower room.

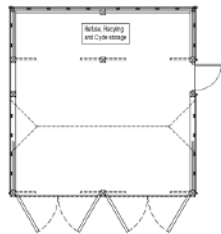


Plot 1

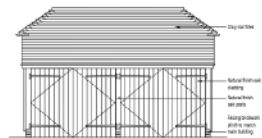


Plot 1

3. BIDDING SCALE FROM THIS DRAWING.
 In order for pricing purposes, all dimensions must be verified by the main contractor before the commencement of a third party item of work as it is the responsibility of the topographer for their own materials that they do not need to be supplied.
 Third pricing is to be placed in conjunction with the main contractor's pricing and the main contractor must be informed immediately of the pricing.
 This does not mean the right of the main contractor to



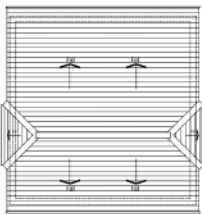
1 PLAN
Proposed Garage Plan



2 ELEVATION
Proposed Front Elevation

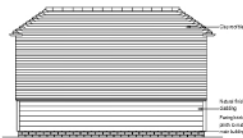


3 ELEVATION

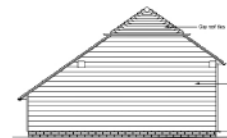


4 PLAN

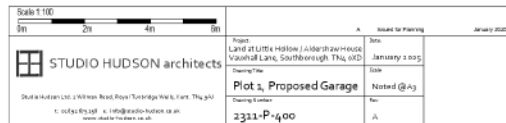
Proposed Garage Roof Plan



5 ELEVATION
Proposed Road Elevation



6 ELEVATION



Plot 2

The entrance level serves as the true architectural heart of the home, featuring an expansive open-plan kitchen, dining, and family area that stretches across the entire rear of the property and opens directly onto the garden terrace through wide glazed doors. This primary floor also provides a formal, separate living room at the front for traditional entertaining, alongside a secluded private home office, a highly practical utility room, and a guest cloakroom.

The first floor is entirely dedicated to rest and secluded privacy, housing four substantial double bedrooms designed for modern family living. The principal bedroom and a secondary guest room both feature their own private en-suite bathrooms, with the main principal suite further benefiting from a walk-in dressing zone. A high-specification family bathroom, finished with premium fixtures, serves the remaining three large bedrooms on this level. This floor also features a peaceful home office.

The lower ground level adds a significant and versatile "bonus" dimension to the home, anchored by a large private gym and a cinema room for family entertainment.



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Plot 3

The ground floor is designed for grand-scale entertaining and seamless family life, featuring a vast open-plan kitchen, breakfast, and family room that acts as the home's primary hub. This level also includes a generous separate formal lounge, a dedicated home office, utility and a WC, all arranged around a central hallway that emphasizes the home's substantial volume.

The first floor is purely dedicated to high-end accommodation. It features five oversized double bedrooms, including a spectacular principal bedroom with a grand en-suite and a walk-in dressing. Two further bedrooms also include en-suites, while a large family bathroom serves the remaining two bedrooms, all connected by a wide, galleried landing.

The basement level provides a significant additional "lifestyle" space. This floor is anchored by a private home gym and a dedicated cinema or games room, offering a secluded zone for wellness and recreation. A large utility room and storage area are also located here, alongside a separate shower room ensuring the home's main social levels remain entirely focused on luxury and comfort.



Plot 3



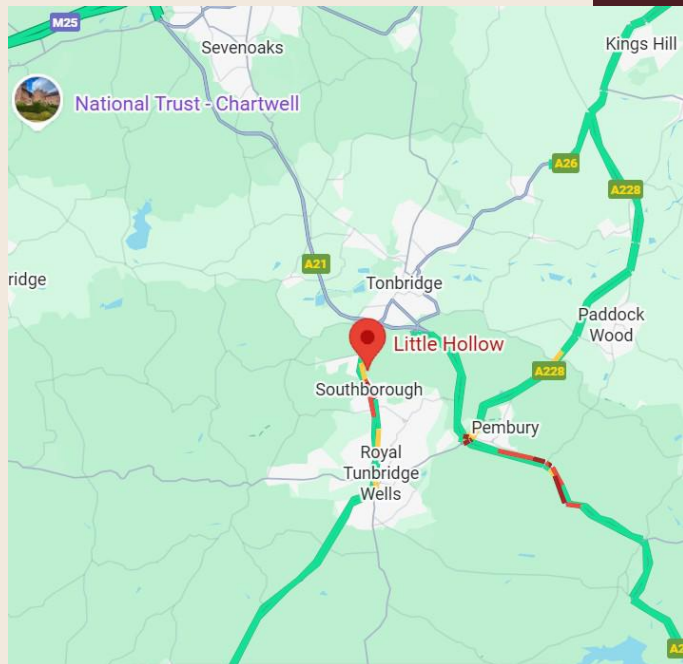
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Location



Property location

TN4 0XD



Amenities



High Brooms Station
2.1 Miles

Tonbridge Station
2.3 Miles

Tunbridge Wells Sports Centre
1.6 Miles

Victoria Shopping Centre
2.7 Miles

Assembly Hall Theatre
3 Miles

Primary Schools

Southborough CofE Primary School (State), Ofsted: Good, 1.2 Miles
Bidborough Church of England Primary School (State), Ofsted: Good, 1.6 Miles
St Augustine's Catholic Primary School (State), Ofsted: Good, 1.6 Miles

Secondary Schools

The Skinners' School (State), Ofsted: Good, 2 Miles
Bennett Memorial Diocesan School (State), Ofsted: Outstanding, 2.7 Miles
Tunbridge Wells Girls' Grammar School (State), Ofsted: Outstanding, 1.9 Miles
Tunbridge Wells Grammar School for Boys (State), Ofsted: Good, 1.5 Miles

These particulars created by Stephen James Residential Ltd are for guidance only and do not constitute part of any offer or contract. All measurements, descriptions and distances are approximate and should not be relied upon; prospective purchasers must satisfy themselves of their accuracy.

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