

52 Pennington Road, Southborough





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Pretty Quintessential English 2-Bedroom Cottage

Accommodation Summary

- End of terrace house
 - 2-bedrooms
 - Living room
- Kitchen/dining room
 - Shower room
- Large multipurpose basement room
 - Off street parking
- Front and rear gardens
 - Brick outbuilding
- Sought after village location with easy reach of mainline station



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With open farmland and woodland walks on its doorstep this home's location offers the best of both worlds. You can enjoy a relaxed family life, whilst benefiting from excellent schools and superb nearby transport links.

Deceptively spacious, this period cottage is set back from the road by a raised lawn and an off-street parking space to the side.

A handsome red brick exterior leads you up to its smart pillar box red front door and straight into the living room which is bright and welcoming. It has a feature fireplace with wood burning stove to add warmth on colder days and has enough room for furniture and family sofas to relax in.

Behind is the streamlined kitchen/dining room which has everything you need with plenty of fitted cupboards and counter surface and space for a range oven, fridge/freezer and washing machine. There is room for a table and chairs and a stable door leads into a pretty courtyard with access to the long garden beyond.

At the back of the ground floor is a shower room while central stairs lead down to a large multipurpose basement room. Whether you need a home studio for your creativity, an office to escape the commute, or a playroom for younger ones this space is ideal.

Climbing the stairs to the first floor you reach two good sized bedrooms, the first with a period fireplace and built in wardrobes.

The garden is a charming space with a pretty paved terrace, perfect for alfresco dining, surrounded by raised beds of blooming flowers. Laid mainly to lawn with a shed at the rear it really is a green oasis, perfect for relaxing in with mature hedging and trees screening the space for your own enjoyment.

A brick outbuilding, a wood store and a wooden shed provide ample room for extra appliances, storage and garden equipment.

This fabulous period home offers flexible living space whilst providing tranquil privacy in a central location. A must see!





Entrance door, which opens to:

Living Room: 12`1 x 11`8` front aspect double glazed window overlooking the street, fireplace with pine mantle, slate hearth and inset multi-fuel wood burning stove, alcove shelving and radiator.

Kitchen/dining room: 15`6 x 11`8` rear and side aspect double glazed windows and part glazed stable door into rear courtyard, space for range oven with extractor fan above, ceramic Belfast sink with mixer tap over, space and plumbing for washing machine, wooden effect laminate flooring, wooden wall shelving, wall hung boiler and radiator. The kitchen has plenty of wooden worktop space and a good selection of eye and base level units with room for a table and chairs.

Shower room: rear aspect double glazed window, pedestal wash basin with mixer tap over, heated towel rail, shower cubicle with wall mounted shower, low level WC and laminate flooring.

Stairs down to:

Basement: 12`1 x 11`8` front and side aspect double glazed windows, tiled flooring, wall cupboards housing meters and radiator.

Stairs up to first floor with doors to:

Bedroom 1: 12` x 10`4` front aspect double glazed window with views of the street, period fireplace, alcove wardrobes with hanging rails and shelving and radiator.

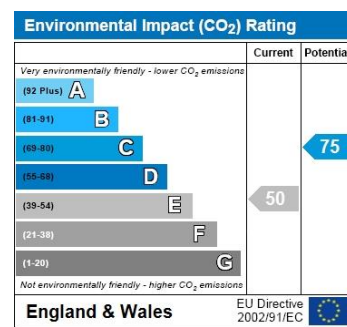
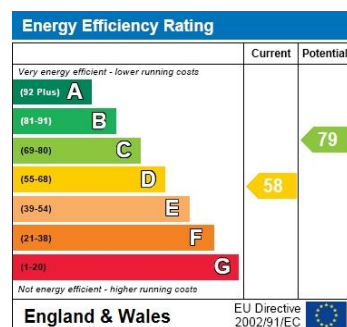
Bedroom 2: 11`8 x 7`5` rear aspect window, loft access ceiling hatch and radiator.

Outside: A hard surface off street parking space is to the side and to the front a raised brick enclosed area of lawn with stone steps up to the entrance door. A hard surface pathway runs up the side of the house with high perimeter fencing and a wooden gate opening into a shared courtyard with access into the kitchen at the rear. A brick outbuilding with electricity, lighting and room for appliances sits to the right while a brick wood store sits opposite. Entering the garden, a stone terrace perfect for a table and chairs is surrounded by raised flower beds. The garden is laid mainly to lawn with mature shrubs, trees, and hedging at its borders ensuring privacy with a wooden shed at the rear for storage and garden equipment.





TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)





General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,449) / EPC: D (58)

Area Information: Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, Meadow View sits on one of the village's most sought after roads. With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first class schools, it is the perfect home for families with professional needs. Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Common, situated towards Pennington Road's end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Pennington Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.



