

1 Bounds Oak Way, Southborough





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Unique Period 4-Bedroom Family Home With 1-Bedroom Annex

Accommodation Summary

- Detached house
- 4 double bedrooms, 1 en-suite
- Attached 1-bedroom annex
- Kitchen/breakfast room
- 2 reception rooms
- Conservatory
- Study
- Off street parking
- Gardens
- Sought after village location



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Perched on a corner plot screened from the road by high hedging, a striking exterior of white paint, stone window mullions and hung tiles really make this home stand out from its neighbours.

A pathway winds you up through its front garden overflowing with interesting plants, flowers and shrubbery towards the house's stunning period gabled roof porch.

The central part of the house is steeped in history with the bright entrance hall's original Victorian tiles giving a nod to its architectural heritage.

Although later extended to both sides, the layout of the house flows seamlessly with the wonderfully light triple aspect sitting room stretching broadly to the gas wood burner fireplace which adds warmth to the room. Every window delivers the room with a fantastic view and there is plenty of space for relaxing and entertaining.

Through glazed doors the living space spans into the impressive conservatory with its two walls of glass and high sloped ceiling drawing the sunlight in. A raised deck beyond is an extension of the living space in the warmer months and is an ideal spot for alfresco dining.

The warm wooden flooring flows through an opening to the right into the elegant dining room with its bespoke fitted dresser units. There is plenty of space for a large dining table and chairs.

A charming arched door to the left draws you into the office, its wooden flooring dappled with light from its square bay window.

Conveniently placed next door to the dining room is the well-equipped kitchen. It has an abundance of painted wooden cabinetry with contrasting granite work tops and a sink which sits below a large window enabling you to star gaze as you wash up. There is plenty of room for appliances whilst a practical utility space behind the breakfast bar fulfills all your family needs.

A rear glazed door takes you through an inner lobby with front and rear garden access into the spacious annex beyond. It is a fantastic addition with living room, kitchen, bathroom and bedroom all beautifully fitted and presented. It is a very versatile space that can either be used for elderly family, visiting guests or alternatively can be easily reconfigured to afford you more reception rooms.

Returning to the main house you climb the stairs to the first floor's four double bedrooms all flooded with light from their leafy window views. All bedrooms are beautifully presented and spacious with the master bedroom having a contemporary en-suite. The family bathroom is fresh and modern.

Outside the home's Mediterranean-style garden wraps around the side of the house and is laid mainly to lawn with an array of palms, flowers, trees and plants. There is the superb raised decked area providing a perfect setting for summer entertaining with the addition of the annex garden's stone terrace seating area. With off street parking and wooden sheds for storage this peaceful private garden really does deliver on all fronts and in all weathers too.

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. A must see!





Canopy porch with gabled roof and opaque leaded side aspect windows to wooden entrance door, which opens to:

Lobby: with tiled flooring, space for coats and shoes, side aspect window and opaque stained-glass doors to:

Entrance hall with front aspect stained glass opaque window, tiled flooring, under stairs storage cupboard with counter top, deep storage cupboard, radiator and doors to:

Cloakroom: side aspect opaque window, low level WC, wall hung hand wash basin, tiled flooring and radiator.

Sitting Room: 21'9 x 18'3' front and side aspect double glazed windows, gas wood burning stove with brick enclosed surround and hearth and wooden mantle over and glazed French doors into:

Conservatory: 11'9 x 9'11' side and rear aspect windows with French doors onto external raised decked area, oak flooring, radiator and opening into:

Dining room: 11'11 x 11'9' oak flooring, bespoke dresser cabinets on two walls with cupboards under and shelving above, radiator and doors into:

Study: 10'4 x 8'5' rear aspect double glazed bay window, wooden flooring and radiator.

Kitchen/breakfast room: 15'5 x 11'4' rear and side aspect double glazed windows, 1 ½ bowl stainless steel sink with mixer tap over. There is space for a large range oven, stainless steel extractor hood, space for a

dishwasher, space for a large fridge/freezer, tiled flooring. The kitchen has plenty of granite worktop space with a good selection of wooden eye and base level units. There is a utility space with wooden effect laminate flooring with space and plumbing for appliances and a glazed door into an inner lobby with laminate flooring front and rear garden access and a part opaque glazed door into:

Annex: the open plan kitchen/living room 22'5 x 9'6' has a ceiling loft hatch, side aspect double glazed windows, wooden flooring, double glazed French doors onto terrace, integrated double oven 4 ring halogen hob, stainless steel extractor, under counter space and plumbing for washing machine, space fridge/freezer, inset bowl sink with mixer tap, breakfast bar with overhang for breakfast stools, white wall and base units with contrasting work tops. The living space has a wall hung electric fire and step up into the shower room with wooden flooring, heated towel rail, low level WC, walk in tiled shower cubicle with glass shower screen and wall mounted Tritan shower, vanity unit with cupboard under and sink with mixer tap over. The Annex bedroom has wooden flooring and side and rear aspect double glazed windows.

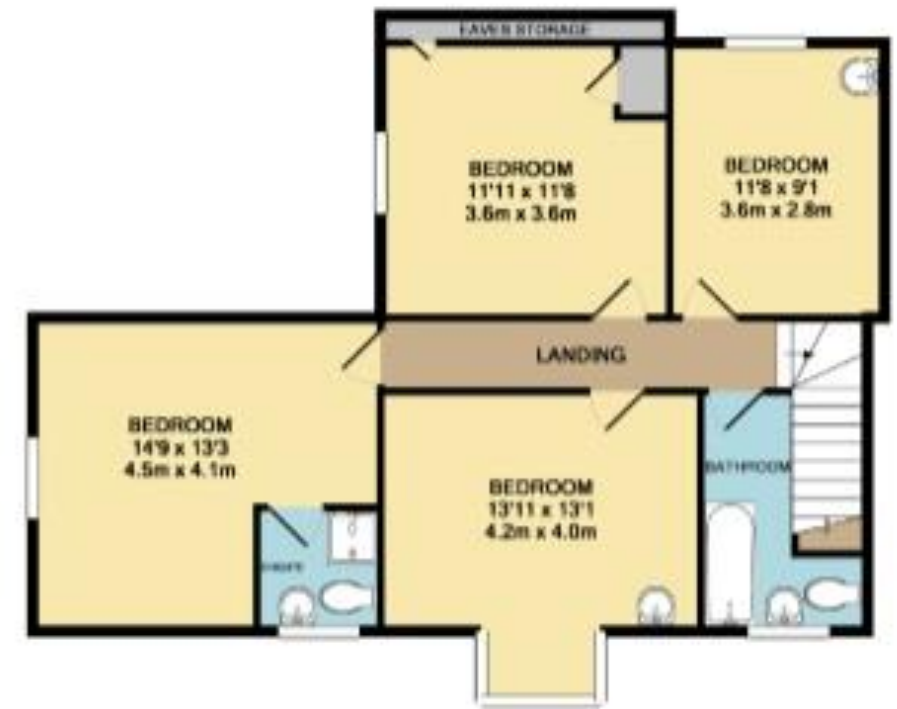
Stairs up to first floor landing with doors to:

Bedroom 1/Master Bedroom: 14'9 x 13'3' side aspect double glazed window overlooking the garden, wooden white washed flooring, radiator and door to:





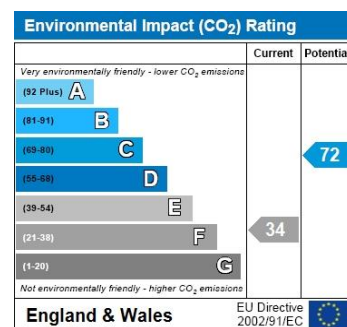
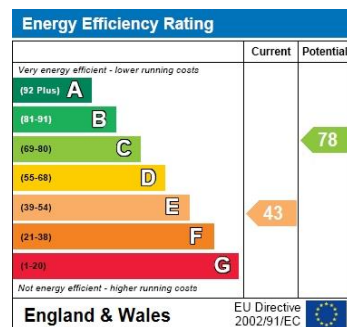
GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 2435 SQ.FT. (226.2 SQ.M.)





En suite: front aspect opaque double glazed window, pedestal wash hand basin, shower cubicle with Mira wall mounted shower, low level WC, tiled walls and flooring.

Bedroom 2: 13'11 x 13'1' front aspect double glazed square bay window, fitted wardrobes with hanging rails and cupboards above and drawers under, fitted wardrobe with hanging rail, shelving and cupboard over, vanity unit with cupboard under and sink with mixer tap over and radiator.

Bedroom 3: 11'11 x 11'8' side aspect double glazed window, eaves storage, airing cupboard housing water cylinder with shelving for linen and radiator.

Bedroom 4: 11'8 x 9'1' rear aspect double glazed window, vanity unit with cupboard under and sink over and radiator.

Bathroom: front aspect double glazed opaque window, P shaped bath with wall mounted Tritan shower and glass hinged shower screen, pedestal wash basin with mixer tap over, low level WC, radiator and tiled walls and flooring.

Outside: The property benefits from high mature hedging to the front, left side and rear perimeters of the property with a wooden arched arbour and wooden gate giving access to a stone pathway leading to the front door. To the right is a hard surface off street parking area in front of the Annex while a large raised decked area sits at the rear of the conservatory. Lawn wraps around the front, side and rear of the property with mature trees, plants, flowers and shrubs interspersed at intervals. There are two wooden sheds at the rear with a wooden gate giving access to the enclosed Annex garden which is laid to lawn with a flower bed and raised stone terrace.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,521)

EPC: E (43)





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