

The Old Dairy, Pennington Road, Southborough









# The Old Dairy, Pennington Road, Southborough, Kent

*Picture perfect Grade II listed detached house*

## Accommodation Summary

- Beautiful Grade II listed detached house
  - 17th Century period features
    - 4 double bedrooms
    - Country kitchen
    - Separate utility
- Pretty cottage garden and stunning views
  - Off road parking
  - Oak framed double garage
- Planning consent for single storey annex



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The Old Dairy, on one of Southborough's most sought after roads, is sat proudly within its landscaped gardens occupying an idyllic rural position surrounded by rolling Kent countryside.

An exceptionally picturesque outlook at the rear gives unspoilt far reaching views, over the weald, of the adjacent woodland and fields beyond as far as the eye can see.

With a pretty cottage garden at the front the gardens lie predominantly to the rear of the house and are mainly laid to lawn with mature trees and shrubs providing a high degree of privacy.

Approached along a winding pathway through pretty flower beds a canopied entrance doorway welcomes you into the spacious double reception room. You are immediately struck by the charm and history of the house as the large inglenook fireplace with wood burning stove and bressumer beam over frames the back of the dining area.

Light floods in from the large leaded windows overlooking the garden and exposed beams naturally separate the living and dining areas with a second open fireplace adding to the immense character of the living space.

Conveniently accessed from the dining area the bright and beautiful kitchen's double aspect windows perfectly capture the stunning countryside views. Bespoke wooden cabinetry and a painted wooden central island provide ample space for family, pets and guests. A wonderful gas aga provides constant warmth to the sun drenched room with a practical electric oven and hob delivering extra cooking facilities for the family.

A vast separate utility space to the right offers access to the cellar, housing for extra appliances and a double ceramic butler sink ideal for muddy boots or paws.

Climbing the stairs to the first floor you reach the landing and the pretty bathroom. It is a tranquil space with leafy window views, apple green walls, stylish white tiling and warm wooden effect flooring.

The adjacent large shower room boasts a wall of mirrored wardrobes, a large fully enclosed shower and a double airing cupboard providing housing for the hot water cylinder and shelving for linen.

Two large bedrooms sit along the hallway opposite, both graciously proportioned and steeped in romance with exposed beams, fireplaces and beautiful views of the garden enabling you to lie in bed and watch the changing seasons in comfort.

A quirky third bedroom with its painted beams and sloping ceiling would be ideal as a nursery although it is currently set up as a home office.

The second floor provides flexible accommodation as a pretty 4th bedroom is accessed through a spacious interconnecting room that could be used as a 5th







bedroom or large dressing/storage area. Both are sympathetically refurbished with the old beams meeting the new cream walls and carpeting with historic nooks and crannies making a welcoming space.

Spacious gardens of approximately ¼ acre surround the house, safely self-contained for pets and children. Off the kitchen is a York stone courtyard with a fantastic well, a detached outbuilding and access to the beautiful rear garden with its unrivalled views.

An off road parking space large enough for at least 3 cars gives access to the back of the house and has a detached oak framed double heritage car port which has power and light.

There is planning approval for a one storey extension (58 sq m) to convert existing outbuildings into living and sleeping spaces to maximise the striking countryside views whilst retaining the historical well and rear courtyard. Planning application reference No: 15/510063/LBC.

The Old Dairy is a quintessentially English home brimming with character, period features and striking unspoilt country views.

Covered pitch tiled entrance porch to wooden entrance door, which opens to:

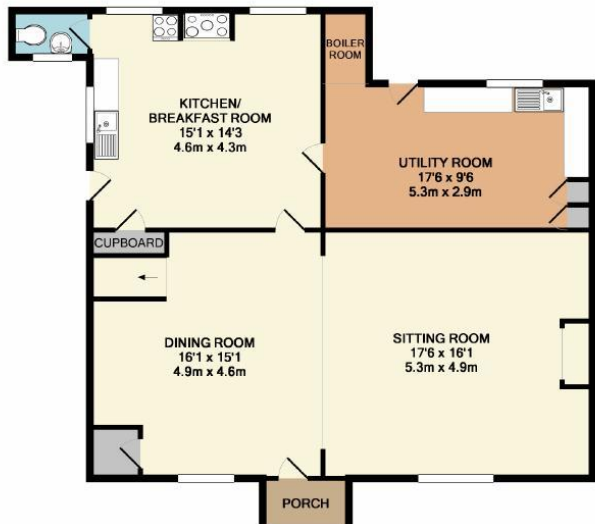
**Reception 1/Dining Room:** 16'1 x 15'1' Leaded front aspect window with views of the front garden, large inglenook fireplace with inset shelving, Jotul wood burning stove with bressumer beam over, exposed beam ceiling, deep enclosed storage cupboard and opening to staircase and:

**Reception 2/Sitting Room:** 17'6 x 16'1' Leaded front aspect window with views of the front garden, exposed beams, book shelves, large open fireplace with stone fire surround and jet master fire, shelved storage alcove, oak beamed recess and radiator.

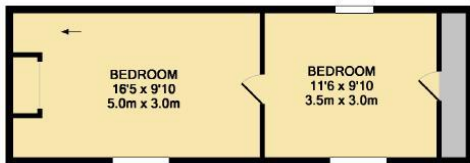
**Kitchen/Breakfast Room:** 15'1 x 14'3' Double aspect rear and side windows overlooking the gardens, wooden door onto the courtyard, gas fired aga, fitted electric oven with 4 ring electric hob, one and a half bowl white ceramic sink unit, tiled floor, tall shelved storage cupboard and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units with a central island and a large fitted wooden dresser with basket drawers, glazed display cabinets and open shelving, under stairs cupboard and doors to:



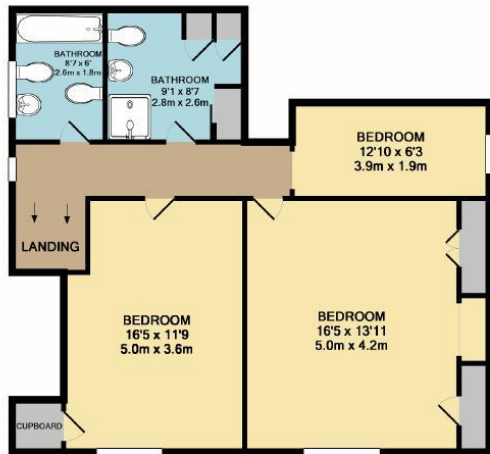




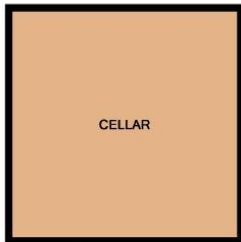
GROUND FLOOR  
APPROX. FLOOR  
AREA 953 SQ.FT.  
(88.6 SQ.M.)



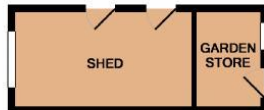
2ND FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)



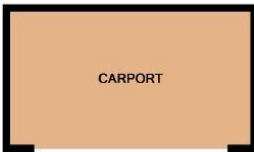
1ST FLOOR  
APPROX. FLOOR  
AREA 758 SQ.FT.  
(70.4 SQ.M.)



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 228 SQ.FT.  
(21.2 SQ.M.)



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 255 SQ.FT.  
(23.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 2488 SQ.FT. (231.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Utility Room:** 17`6 x 9`6` with rear aspect window overlooking the rear garden/car parking space, exposed beams, a selection of eye and base level units, double white ceramic sink, space and plumbing for washing machine, dryer and fridge/freezer, deep recess housing the boiler, tiled floor, trap door to the cellar and door to rear garden/parking area.

Stairs up to first floor with doors to:

**Bathroom:** 8`7 x 6` Side aspect window, panel enclosed bath with shower over, pedestal wash basin, low level WC, bidet, heated towel rail, tiled walls, wooden effect floor and radiator.

**Shower Room:** 9`1 x 8`7` double walk in tiled shower enclosure, pedestal wash basin, low level WC, heated towel rail, double mirrored wardrobe, double airing cupboard housing the hot water cylinder with shelving for linen, tiled walls and floor and radiator.

**Bedroom 1:** 16`5 x 11`9` Leaded front aspect window with views of the front garden, deep enclosed recess storage cupboard with hanging rails, original cast iron fireplace with surround, exposed beam ceiling, wooden floor and radiator.

**Bedroom 2/Master Bedroom:** 16`5 x 13`11` Leaded front aspect window with views of the front garden, open brick fireplace with beam over and stone hearth, exposed beam ceiling, double inset wardrobe with deep storage and hanging rails, latch door leading to secondary staircase with useful storage and radiator.

**Study/Bedroom 3:** 12`10 x 6`3` Leaded side aspect window overlooking the street, exposed painted beams, sloping ceiling and radiator.

Stairs up to second floor with interconnecting rooms:

**Bedroom 4:** 16`5 x 9`10` Leaded front aspect window overlooking the front garden, exposed brick chimney stack, exposed beams, storage cupboard, radiator and door to:

**Bedroom 5:** 11`6 x 9`10` Leaded double aspect windows overlooking the gardens, wooden door to storage area and radiator.

**Cloakroom:** with side aspect opaque window, wall mounted wash basin, low level WC, radiator and tiled floor.

**Outside:** Landscaped gardens with unspoilt views of the woodland and countryside beyond extending to approximately ¼ acre to the front, side and rear of the house laid partly to lawn with mature shrubs, trees, flower beds and borders, York stone patio area with a working well, detached brick store which has power and light, wooden shed and gate to front garden. An off road parking area provides turning and parking for at least 3 cars and access to a detached oak framed double heritage car port which has power and light.

**General:**

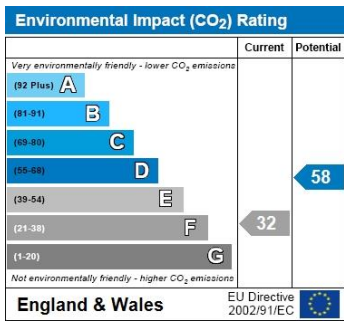
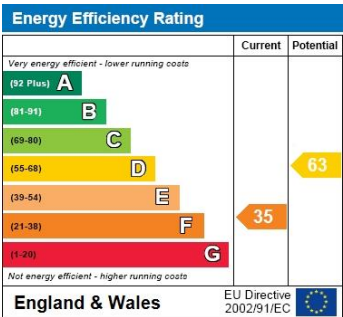
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F

EPC: F (35)

**\* Please note that the sale is subject to two small strips of land being sold to a neighbour before completion. The Agent will provide copies of the marked plans.**







### Area Information: Southborough

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25.

Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club.

If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Pennington Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools.

Tunbridge Wells is just over a mile away with big retail names. 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 only 2.5 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 35 minute journeys.

The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.





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