

Newhaven, London Road, Southborough





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Substantial Stunning 5-Bedroom Family Home

Accommodation Summary

- 2005 built detached house
- 4 double bedrooms, 2 en-suite
- Master bedroom suite with dressing area
 - Elegant drawing room
- Vast main reception room with garden views
 - Stylish bespoke kitchen
 - Separate utility room
- Off road parking for several cars
 - Double integrated garage
- Landscaped rear garden stretching to about 0.26 acres



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The beauty of this home is immediately apparent as you approach, its handsome exterior of hung tiles and pitched roof dormer windows being set back from the road and concealed behind electric wooden gates.

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, it has the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools.

The ground floor is entered by a light and spacious reception hallway with the home's décor throughout showcasing an elegant neutral palette.

First on your right is a home office that is large enough to double as a gym whilst a useful guest cloakroom sits neatly beside it.

At the rear on the right is an elegant drawing room with bi-fold doors leading onto a generous sun terrace. A wood burning stove framed by a beautiful stone fireplace adds character and warmth in the colder months.

A set of glazed double doors leads you into the fabulous kitchen, breakfast, family room of epic proportions which is also accessed directly off the hallway. It is a vast space, perfect for entertaining on a large scale and equally a lovely space for cosy family evenings in. With floor to ceiling glazed doors spanning the width of the back wall you can effortlessly slide them open to extend your living space into the lush green garden beyond.

The open plan kitchen space is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming black granite which contrasts beautifully with the warm wooden cabinetry that houses the integrated Neff appliances. The island has a breakfast bar for your morning coffee which overhangs a useful wine rack below. To the right of the kitchen there is plenty of space for a dining table and chairs.

Off the kitchen is a separate spacious utility area and access into the integrated double garage with side garden access.

A turning staircase draws you up to the wide first floor landing with rooms running off it on all sides.

The magnificent master bedroom suite is flooded with light from its front and side aspect windows. A contemporary, modern en-suite and bespoke dressing area, both add to the feeling of luxury that the room certainly delivers on.

A second bedroom with its own beautifully finished en-suite and deep walk in wardrobe and two further generously sized bedrooms offer superb family accommodation. The immaculate family bathroom completes the first floor.

It is a house that keeps on giving with a further flight of stairs leading you up to the second floor. It is a room of grand proportions with Velux windows at the rear and a large front aspect casement window making it a welcoming and bright space either to sleep or play in depending on your family's needs.

The landscaped garden has been beautifully planted and maintained with an expanse of lawn plenty big enough for a large trampoline and space for children to play on. Mature hedging, plants and shrubs afford great privacy enabling you to enjoy alfresco dining and entertaining on the decked and paved terrace.

This is a beautifully proportioned family home that has been flawlessly finished by the current owners whose attention to detail has ensured stunning décor and fittings of the highest quality throughout. It really does offer a luxury family lifestyle that you could move straight in and enjoy.



Covered part glazed oak entrance door, which opens to:

Entrance hall with front aspect double glazed leaded window, stairs to first floor, deep under stairs storage cupboard and doors opening to:

Study: 10'11 x 10'7' front aspect double glazed leaded window and engineered oak wooden flooring.

Cloakroom: side aspect double glazed opaque leaded window, part tiled walls, tiled flooring, concealed cistern WC, vanity unit with wash hand basin over and cupboards and open shelving under.

Drawing Room: 20'5 x 23'5' rear aspect bi-fold doors opening onto the decked terrace, cream stone fire surround and hearth with inset wood burning stove and glazed double doors opening into:

Kitchen/Breakfast/Family Room: 31' x 23'9' rear aspect double glazed full height sliding doors overlooking and giving access to the rear garden with side aspect double glazed full height picture window, Velux ceiling windows, side aspect double glazed high window and double glazed side aspect leaded window. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in. There is open access to the kitchen at the rear on the left with tiled flooring, part tiled walls, one and half bowl inset sink with mixer tap over, integrated Neff dishwasher, integrated Neff double oven with 5 ring gas hob above, stainless steel Neff extractor fan with stainless steel splashback, integrated Neff microwave oven and space for large fridge/freezer. The kitchen has plenty of black granite worktop space and a good selection of eye and base level oak wood units. The island offers overhang seating for bar stools with useful cupboards and wine rack underneath. There is plenty of room for a table and chairs to the right of the kitchen and a door to:

Utility Room: side aspect double glazed leaded window, space and plumbing for washing machine, eye and base level units, two floor to ceiling cupboards separated by a wood topped bench seat with storage under and high wall storage cupboard above, with stainless steel sink with drainer and mixer tap over, part tiled walls, tiled flooring and door to:

Garage: 19'9 x 18'9' side aspect double glazed leaded windows, side aspect part glazed door into garden, electricity and lighting and electric up and over doors.

Stairs up to first floor landing with front aspect Velux window, two large storage cupboards one housing the water cylinder with shelving for linen and doors to:

Bedroom 1/Master Bedroom: 18'7 x 11'6' front aspect double glazed leaded window, side aspect Velux window, dressing area with two sets of fitted wardrobes with internal shelving, drawers and hanging rails. The master bedroom's spacious en-suite with side aspect Velux window, large walk in shower cubicle with wall mounted Aqualisa shower, wash basin set in vanity unit with cupboards under and mixer tap over, part tiled walls, tiled flooring, concealed cistern WC and panel enclosed bath with hand held shower attachment.

Bedroom 2: 14'5 x 12'6' rear aspect double glazed leaded windows overlooking the garden and deep walk in wardrobe with hanging rails and shelving. Bedroom 2's spacious en-suite with side aspect opaque double glazed leaded window, large walk in shower cubicle with wall mounted Aqualisa shower, vanity unit with cupboards under and wash basin with mixer tap over, tiled walls, tiled flooring, concealed cistern WC and heated towel rail.

Bedroom 3: 12'8 x 12'4' rear aspect double glazed leaded window with fitted plantation shutters overlooking the garden and fitted wardrobe with hanging rails and shelving.

Bedroom 4: 10'10 x 10'6' front aspect double glazed leaded window with fitted plantation shutters overlooking the driveway.

Family Bathroom: side aspect double glazed opaque window, panel enclosed bath with hand held shower attachment, vanity unit with wash basin with mixer tap over and cupboards under, walk in shower cubicle with wall mounted shower, concealed cistern WC, part tiled walls, tiled flooring and heated towel rail.

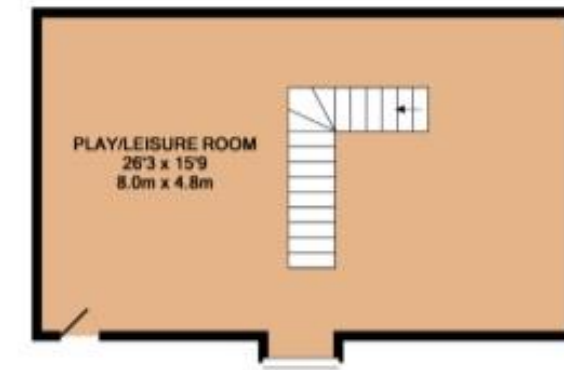




GROUND FLOOR



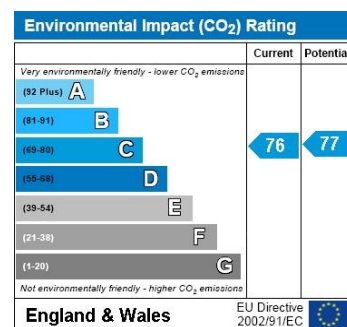
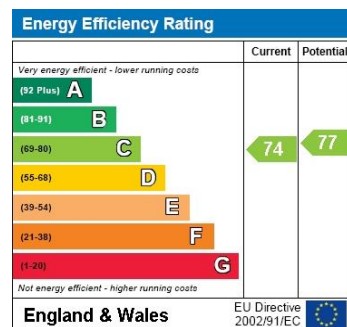
1ST FLOOR



2ND FLOOR



TOTAL APPROX. FLOOR AREA 3439 SQ.FT. (319.5 SQ.M.)





Stairs up to second floor:

Bedroom 5/Leisure Room: 26`3 x 15`9` front aspect double glazed leaded window, rear aspect Velux windows with integral blinds, wall of built in low level storage cupboards, eaves storage and radiators.

Outside: The house is approached via electric wooden gates with pedestrian side access wooden gate to a block brick driveway with parking for several cars. There is high boarded fencing with lawned area, raised beds and mature hedging, trees and shrubs screening the house from the road. The beautiful rear garden is accessed to the side and is laid mainly to lawn with a large paved terrace area to the rear of the family reception room and a decked area to the rear of the drawing room. It is perfect for alfresco dining in the sun with mature trees, hedging and shrubs bordering the perimeter of the garden.

General:
 Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band G (£2,521)
 EPC: C (74)

Area Information: 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 Newhaven`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. London 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, which is the easiest to get to from Newhaven, 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.





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