

Langmead, Vicarage Road, Tunbridge Wells





Langmead, Vicarage Road, Southborough, Tunbridge Wells TN4 0SN

Beautifully Presented, Extended and Improved 6-Bedroom Family Home

Accommodation Summary

- Double fronted detached house
- Stunning décor and fittings throughout
 - 6 double bedrooms, 1 en-suite
- Master bedroom suite with dressing room
 - 2 reception rooms
- Stylish kitchen/dining room with walk in larder
 - 3 bathrooms
- Off road parking for several cars
- Stunning landscaped rear garden with large terrace and outside kitchen
 - Sought after village location with open countryside views
 - No onward chain



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Every inch of this fantastic home has been beautifully refurbished inside and out transforming it from a modest 1970s house into an exceptional contemporary 21st Century home.

The crisp lines of its smart exterior of red brick, smooth painted render and stylish gun metal windows sit sympathetically amongst its neighbours on the quiet leafy private road.

A block brick driveway with parking for several cars leads you up to a canopied porch whose modern entrance door welcomes you into this wonderful detached family home. The ground floor is entered by a light and spacious reception hallway with a family friendly wall of open storage units to keep the area clutter free.

The entrance hallway is fresh and modern with glass balustrades topped with warm oak handrails rising upwards immediately showcasing the home's contemporary, light filled interior.

First on the right is the family room, that can double as a home office, with its warm wooden flooring dappled in sun light from its large front aspect window.

At the rear is the impressive kitchen/dining room whose entire back wall of sliding glass doors beautifully frame the lush garden views and treetops beyond. The kitchen is fully equipped as you would expect from a house of this quality with contrasting oak and tiled flooring, sleek units and a feature statement stone wall. There are two sinks, one with a boiling hot water tap, and space for a large range oven, 60 bottle wine cooler, dishwasher and large American style fridge/freezer. Light bounces off the gleaming white worktops and there is plenty of space for a dining table and chairs while you can prepare the dinner as the children sit at the island doing their homework. A walk in pantry with an underfloor cooling storage space adds a further luxurious dimension to the kitchen which is a cook's dream.

Off the kitchen is a separate spacious utility area with garden access, a smart modern shower room and a guest double bedroom.

Beyond the dining room is the bright living room with natural light flooding in through its large window, framing the leafy rear view. It is plenty big enough for large family sofas to relax in whilst warming yourself in front of the wood burning stove in the colder months.

A modern staircase flooded with light from its landing window draws you up to the immaculate first floor rooms.

The magnificent master bedroom suite delights in spectacular unspoilt far reaching views, over the weald, of the adjacent woodland and fields beyond. A contemporary, modern en-suite and bespoke walk in dressing room, both add to the feeling of luxury that the room certainly delivers on.

Completing the first floor are three further immaculate double bedrooms all with warm wooden effect flooring and large windows and a sumptuous tiled family bathroom with shower over the bath.

A further flight of stairs take you up to the second floor with a large useful storage room and spacious double bedroom, currently set up as a play room, with breath-taking open countryside views.

The landscaped garden has been beautifully planted and maintained with its sloping lawn drawing your eye down towards the summer house nestled to the rear and the woodland behind. Mature hedging, plants and shrubs afford great privacy while its impressively large stone terrace with its raised waterfall pond and outside kitchen with sink, perfect for entertaining, lets you extend your living area in the summer months.

This is a home that has been built to the highest specifications by the current owners to deliver a luxury family lifestyle that you could move straight in and enjoy.

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, Langmead 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. A must see!





Canopied entrance porch to aluminium entrance door with video entry system, which opens to:

Entrance hall with front aspect windows, part opaque, tiled flooring with underfloor heating, storage cupboard, recessed area with bespoke open shelving, hanging rails and extendable shoe trays, stairs with glass balustrade and oak handrail to first floor, radiator and doors opening to:

Family Room/Study: 13'11 x 10'5' front aspect double glazed window overlooking the driveway and street beyond, engineered oak wooden flooring with underfloor heating.

Living Room: 17'1 x 13'11' rear aspect double glazed window overlooking the rear garden and woodland beyond, engineered oak wooden flooring with underfloor heating and Contura wood burning stove. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

Kitchen/Dining Room: 21'7 x 21'2' rear aspect double glazed sliding doors giving access to the balcony area with glass balustrades and steps down to the garden, side aspect double glazed window, rear aspect ceiling Velux windows, feature wall with stone façade, engineered oak wooden flooring with underfloor heating. The room is perfect for dining and entertaining in with a wall mounted front entrance door video entry system control panel. The zoned kitchen area has tiled flooring with underfloor heating, wall and base units with worktops, space for large range oven, stainless steel extractor fan, space for 60 bottle wine cooler, space for dishwasher, space for large American style fridge/freezer with cupboard over and wine bottle storage to the side, integrated Fisher & Paykel electric oven, stainless steel bowl sink with hot water tap and tiled flooring with underfloor heating. There is an island with sink and overhang seating space for at least 3 bar stools with storage cupboards under. The walk in pantry with automatic lighting has an underfloor cool storage space, tiled flooring, cupboards, worktops with open shelving.

Shower Room: rear aspect double glazed opaque high window, double walk in shower cubicle with rainwater shower head and hand-held shower attachment, wall mounted



vanity unit with hand wash basin with mixer tap over and pull out drawer under, wall mounted mirror with back lighting, concealed cistern Duravit WC, tiled walls, tiled flooring with underfloor heating and heated towel rails with independent hot water heating control.

Utility Room: 10'3 x 7'5' rear aspect double glazed window overlooking the garden, space and plumbing for washing machine and tumble dryer, eye and base level units, sink with drainer and mixer tap over, wall of tall housing storage cupboards with internal shelving, storage cupboard housing fuel efficient 30kw boiler with pressurised heating system for 1st and 2nd floor radiators, tiled flooring with underfloor heating and fully glazed double glazed door proving access to the balcony and rear garden beyond.

Bedroom 6: 11'9 x 9'5' front aspect double glazed window, double wardrobes with hanging rails and shelving and engineered oak wooden flooring with underfloor heating.

Stairs up to first floor landing with front aspect double glazed window , two large storage cupboards, wooden effect laminate flooring, radiator and doors to:

Bedroom 1/Master Bedroom: 14' x 11'7' rear aspect double glazed window with views of the garden, soft close fitted double wardrobes with hanging rails and shelving, wooden effect laminate flooring and radiator. The master bedroom's dressing area 8'6 x 7'7' has a rear aspect double glazed window, bespoke open shelving and recessed hanging rails and shelving, wooden effect laminate flooring, integrated safe, radiator and door to:

En-suite: rear aspect double glazed window, wet room walk in shower with Aqualisa rainwater shower head and hand held shower attachment, wall mounted vanity unit with wash hand basin with mixer tap over and drawers under, vanity shelf, wall mirror with back lighting, tiled walls, tiled flooring with underfloor heating, concealed cistern Duravit Starck Sensowash bidet WC, and heated towel rails with independent hot water heating control.

Bedroom 2: 18'2 x 9'10' front aspect double glazed windows, double wardrobes, part mirrored, with hanging rails, shelving and drawers, wooden effect laminate flooring and radiator.

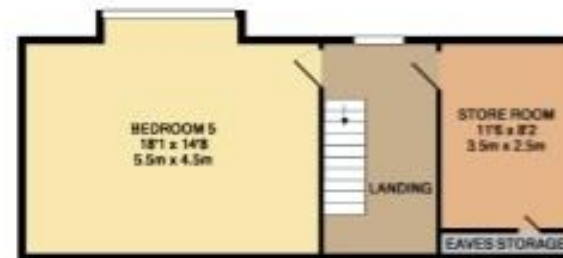




GROUND FLOOR
APPROX. FLOOR
AREA 1345 SQ.FT.
(124.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1144 SQ.FT.
(106.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.6 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 116 SQ.FT.
(10.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3054 SQ.FT. (283.7 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	69	74
EU Directive 2002/91/EC		



Family Bathroom: side aspect double glazed high window, P shaped panel enclosed bath with wall mounted shower fitting and mixer tap over, glass shower bath screen, wall mirror with back lighting, wall mounted vanity unit with wash hand basin and mixer tap over and drawers under, vanity shelf with mirrored wall behind, concealed cistern Duravit WC, bidet, tiled walls, tiled flooring with underfloor heating, tiled walls and heated towel rails with independent hot water heating control.

Bedroom 3: 13'11 x 11'7` front aspect double glazed window overlooking the driveway and road below, fitted wardrobe with hanging rails and shelving, wooden effect laminate flooring and radiator.

Bedroom 4: 15'11 x 13'11` rear aspect double glazed window overlooking the garden, fitted wardrobe with hanging rails and shelving, wooden effect laminate flooring and radiator.

Stairs up to second floor landing with rear aspect Velux ceiling window, wooden effect laminate flooring and doors to:

Bedroom 5: 18'1 x 14'8` rear aspect double glazed window overlooking the garden, wooden effect laminate flooring and radiator.

Store Room: 11'6 x 8'2` eaves storage, wooden effect laminate flooring and radiator.

Outside: The house is approached via a block brick driveway with parking for several cars with a side recessed bin storage area, a side access wooden gate leading to the rear garden and perimeter hedging, trees, plants and shrubs to the sides. The beautiful rear garden which faces east is laid mainly to lawn with a large stone terrace area to the rear of the house with an outside kitchen with electricity, sink with cold water and raised waterfall pond. It is perfect for alfresco dining in the sun with stone steps taking you down to the lawned area with a hard surface pathway to the side winding down to the back of the garden with high mature hedging at all perimeters. To the rear is a summer house with electricity, greenhouse and further lawned area that leads down to the rear perimeter that fronts the woodland.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Private road maintenance: £70.00 P/A

Council tax: Band G (£3,280.00)

EPC: C (72)

CAT 6 cabling throughout with a central switch unit in the family room/study

MVHR system throughout bringing warmed fresh air into the house 24/7

Integrated water softener



