

# 1 Park House Gardens, Southborough







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*Fabulous 4-Bedroom Family Home in Peaceful Cul-De-Sac*

## Accommodation Summary

- Detached house
- 3/4 bedrooms, 1 en-suite
- 2 reception rooms
  - Kitchen
  - Conservatory
- Home office/play room
- Cloakroom/utility room
  - Pretty garden
- Integrated garage and off-street parking
  - Development potential



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This attractive detached home is tucked behind a beautiful curved wall with impressive stone columns marking the opening to its tranquil leafy road setting.

A smart driveway provides off street parking for 3 to 4 cars whilst immaculate hedging encloses a pretty front garden and frames the front of the house.

A garage sits neatly to the left of the house offering much needed storage and with the ample driveway there is great potential to extend above or to the side of it.

An exterior of brick and red hung tiles, crisp white windows and a pitched porch welcomes you into the wide hallway with a useful guest cloakroom on the left, large enough to house an appliance.

The generous size of the house is immediately apparent, with bright reception rooms providing plenty of versatile living space.

Straight ahead is the spacious sitting room, its rear French windows flooding the room with light and bringing views of the pretty garden in. It is plenty big enough for large family sofas whilst a room to the left with rear garden access could be used as either a large home office or a play room, whichever suits your needs.

Glazed doors to the right of the living room lead into the dining room which has a useful serving hatch linking it with the kitchen at the front.

To the rear is the conservatory which is wonderfully bright due to its expanse of windows and glazed roof, letting you sit in the sun and relax whilst keeping an eye on the children playing in the garden.

The fitted kitchen delivers wonderful cooking facilities with a range of pale blue eye and base level cupboards topped with contrasting white work tops. A stable door to the side and a large front window overlooking the street draw in lots of natural light making it a bright and welcoming space.

Climbing the stairs to the first floor there are currently three bedrooms, two of which are generously sized doubles, all with fitted cupboards and flooded with light from their pretty windows.

The master bedroom currently has a stylish en-suite with a double walk in shower cubicle and a wall of fitted wardrobes. However, this room would also make a perfect nursery, accessed off the bedroom, or it can easily be converted back into a bedroom in its own right.

The family bathroom completes the first floor.

Outside the enclosed rear garden is laid mainly to lawn with an expanse of stone terracing that curves around the back of the house, perfect for alfresco dining and entertaining.

This substantial family home, set on a popular residential cul-de-sac only a short walk from local shops, sought after schools and excellent transport links, is ideal for a growing family. A must see!

Covered porch, entrance door with decorative opaque glazed window panel which opens to:

Entrance hall which has wooden effect laminate flooring, front aspect decorative opaque window with bars, space for coats and shoes, radiator and doors into:







**Cloakroom/Utility:** front aspect decorative opaque window with bars, low level WC, wall hung hand wash basin, wooden effect laminate flooring, wall shelving and space and plumbing for washing machine.

**Living Room:** 16' 10 x 14' 2" rear aspect double glazed windows with double glazed French doors opening onto the garden, storage cupboard, radiator and doors into:

**Home Office/Playroom:** 10' 8 x 7' 11" rear aspect double glazed window, rear door into garden, wall shelves and radiator.

**Dining room:** 10' 7 x 9' 9" serving hatch into kitchen at the front, radiator and glazed doors into:

**Conservatory:** 12' 6 x 12' 2" rear and side aspect double glazed windows overlooking the garden with fully glazed side aspect French doors opening onto the garden, glazed roof, tiled flooring and radiator.

**Kitchen:** 10' 7 x 10' front aspect double glazed window with bars, space for oven, stainless steel splashback with stainless steel extractor, space for dishwasher, space for fridge/freezer, sink bowl with drainer and mixer tap over, wooden effect laminate flooring, part tiled walls and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units with a stable door with decorative opaque window panel leading to the front and rear gardens.

Stairs up to first floor landing with ceiling access hatch to part boarded loft and doors to:



**Master Bedroom:** 12' 1 x 11' 7" front aspect double glazed window with bars, walk in cupboard with opaque double glazed front aspect window with bars and shelving, over stairs storage cupboard with internal shelving and glazed doors, fitted bedside drawers and headboard, radiator and door into:

**En-suite/Nursery/Bedroom 3:** rear aspect double glazed window, walk in double shower cubicle with sliding glass door and wall mounted shower, inset vanity unit with wash hand basin over and cupboards under, a wall of fitted wardrobes with hanging rails, wooden effect laminate flooring and radiator.

**Bedroom 2:** 11' 7 x 10' 7" front aspect double glazed window with bars, fitted double wardrobe with hanging rail, fitted single cupboard with internal shelving, over stairs airing cupboard housing the water cylinder and radiator.

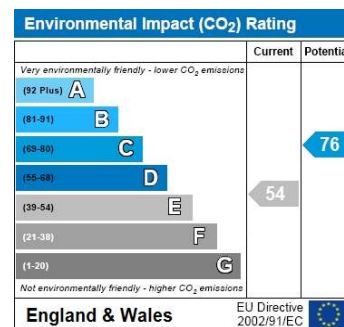
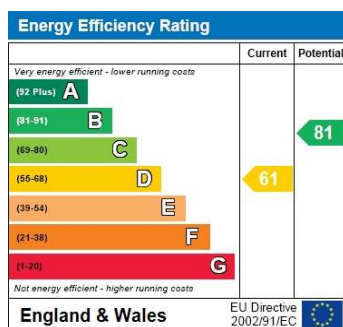
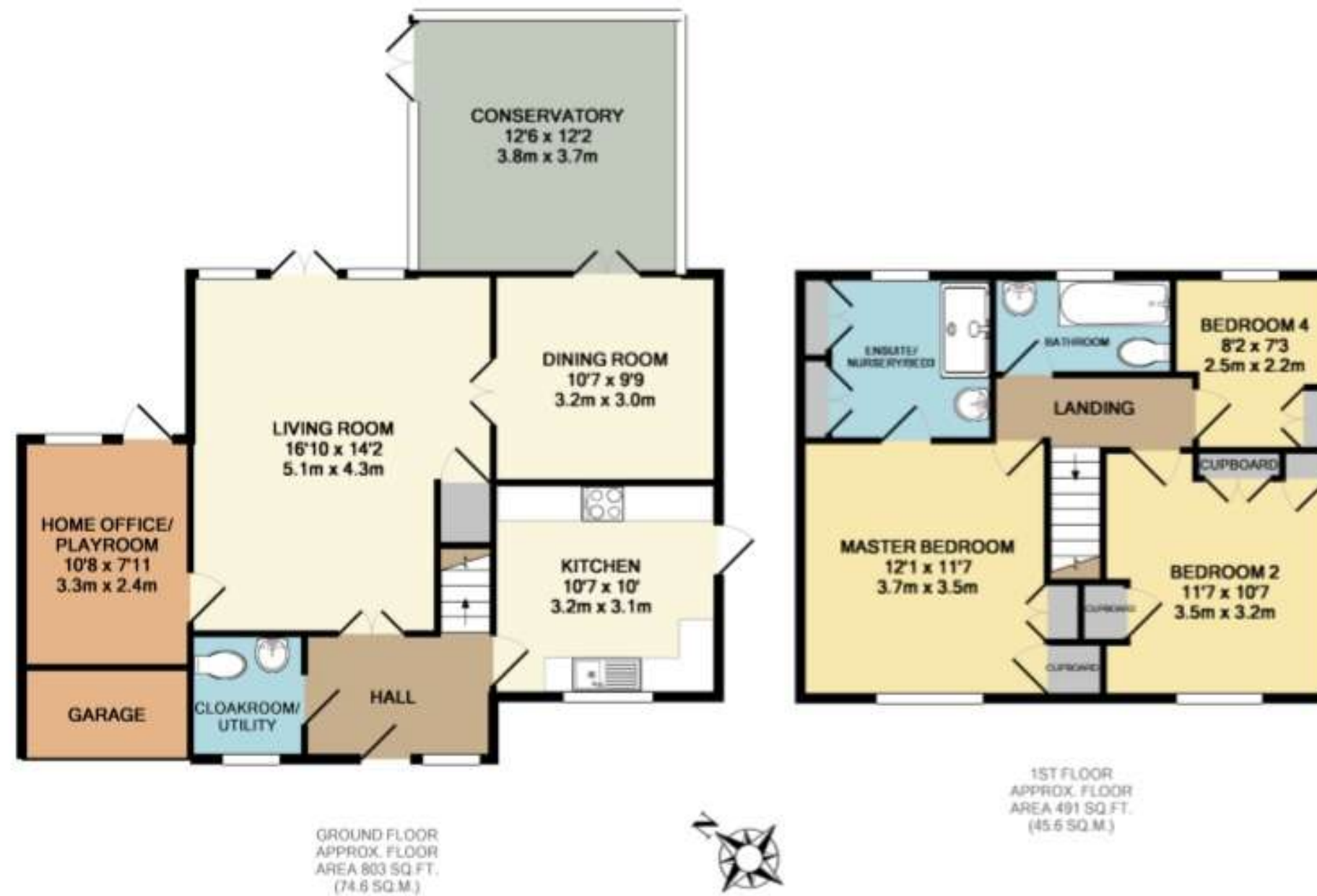
**Bedroom 4:** 8' 2 x 7' 3" rear aspect double glazed window, fitted double wardrobe with hanging rail and internal shelving, wall shelving and radiator.

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin over and cupboard under, heated towel rail, low level WC, part tiled walls, wooden effect laminate flooring internal opaque window into landing.

**Outside:** to the front of the property is a graveled off road driveway with parking for 3 to 4 cars, perimeter low height hedging to the side with an area of lawn and a small tree behind. A stone pathway with hedging behind sits in front of the house.











To the rear is a garden laid mainly to lawn with a paved terrace area and a wooden shed. A perimeter brick wall with some fencing interlaid encloses the garden on all sides with a raised brick flower bed, well stocked, sitting to the left. A pathway to the side gives front street access via a wooden gate. The garden is edged with flower beds with mature trees, plants and flowers.

**Garage:** with up and over door, lighting and electricity and housing the electricity meter.

#### **General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£1,992) / EPC: D (61)

**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 Park House Garden'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. Even closer to Park House Gardens, is the open green space of the Ridgeway Playing Fields which provide lots of room for kids to play, games of football and dog walking. 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. Park House Gardens 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.





