

1 Wellington Gardens, Southborough





1 Wellington Gardens, London Road, Southborough TN4 0PX

Substantial Stylish 4-Bedroom Family Home

Accommodation Summary

- Victorian style house
- 4 double bedrooms, 2 en-suite
- Master bedroom suite with dressing area
 - Sitting room
 - Cinema room
- Stylish kitchen/dining room
 - Separate utility room
 - West facing rear garden
- Underground parking for 2 cars
 - NHBC Guarantee



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This stunning home delivers Victorian style in a modern contemporary manner, perfect for 21st Century living.

Set in a popular location with local shops, restaurants and pubs on your doorstep you also benefit from the tranquil village offerings of the cricket green, woodland walks and open countryside.

The house itself offers chic contemporary living within a development of four substantial homes built in 2014. Its impeccable design offers an incredible sense of light and space which has been further complimented by the owner's eye for detail.

The exterior is a mix of exposed brick and bay windows with a smart stone pathway enticing you across its neat front garden. There is an underground gated off street parking area with 2 allocated spaces and convenient internal access into the house's lower ground floor.

The entrance door opens into the hallway with its useful guest cloakroom and oak wooden floor. The warm wooden flooring stretches throughout the house, perfectly complimenting its elegant and neutral palette which seamlessly links each sensitively designed room.

On the left is the sitting room dappled in light from its front bay window. It has plenty of room for deep sofas to curl up in at the end of long days.

Opposite is the newly fitted kitchen/dining room with a rear wall of bi fold doors which cleverly open to extend the living space into the garden in the warmer months. The streamlined kitchen on the right offers an abundance of bespoke cabinetry, counter space and integrated appliances including a SMEG microwave, AEG dishwasher and a Quooker tap. There is also space for an American style fridge/freezer and a large range oven. A central island, with space for four bar stools, lets friends sit and chat to you as you cook and the area to the side, perfect for a large table and chairs, means there is tons of space for both dining and living.

Stairs lead down to the lower ground floor to the utility room, superb cinema room with French doors opening onto a walled stone terrace and access into a rear lobby leading into the underground parking area.

Up the stairs to the first floor is the large romantic master bedroom. It has a stylish en-suite with side by side his and hers sinks accessed through a discreet dressing area of mirrored fitted wardrobes which add to the feeling of luxury that the room delivers on.

There is a second bedroom to the rear which is also a generous double and the immaculate family bathroom with shower over the bath competes the first floor.

A further flight of stairs to the second floor brightened by a ceiling skylight takes you up to two further generously sized bedrooms, one with an en-suite shower room, which offers superb family accommodation.

Outside the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid with a high quality artificial grass that is soft underfoot and virtually hassle free. A stone terrace to the rear of the kitchen makes it perfect for summer entertaining.



This home really does offer a luxury family lifestyle that you could move straight in and enjoy. 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.

Part glazed entrance door, which opens to:

Entrance hall with oak wooden flooring, alarm wall panel, radiator and doors to:

Cloakroom: side aspect opaque double glazed window, oak wooden flooring, concealed cistern WC, wall mounted wash hand basin with mixer tap over and heated towel rail.

Reception 1/Sitting Room: 16`5 x 11`7 front aspect double glazed bay windows, oak wooden flooring and radiator.

Kitchen/Dining Room: 18`1 x 16`3 rear aspect bi fold doors opening into the garden, space for range cooker, integrated SMEG microwave, double butler sink with Quooker tap, integrated AEG dishwasher, space for fridge/freezer, pull out bin, mirrored splashback, oak wooden flooring and radiator. The kitchen has plenty of worktop space and a good selection of bespoke units with larder cupboards and one wall cupboard housing the Worcester combination boiler, with under unit lighting. There is a central island with pan drawers, cupboards, space for a wine cooler and a breakfast bar area, with space for two bar stools and space to the side for a dining table and chairs.

Stairs down to lower ground floor with oak wooden flooring, under stairs storage cupboard, radiator, and doors to:

Reception 2/Cinema Room: 17`2 x 15`10 rear aspect double glazed bay windows with French doors opening onto walled stone terrace, oak wooden flooring and radiator.

Utility Room: oak wooden flooring, stainless steel sink with mixer tap and drainer, base level cupboards, space and plumbing for appliance, tall cupboard housing the Megaflow water cylinder.

Lobby: space for storage, bikes and boots and access into:

Underground Parking Area: providing 2 allocated parking spaces, automatic lighting, electricity and automatic gates.

Stairs up to first floor landing with radiator and doors to:

Master Bedroom: 16`5 x 15`11 front aspect double glazed windows, one bay, radiator, dressing area with mirrored fitted wardrobes to both sides with hanging rails and shelving, and access into:

En-Suite Shower Room: side aspect opaque double glazed window, low level WC, walk in double shower cubicle with rainwater shower head, double wooden vanity unit with two bowl wash hand basins, with mixer taps over and cupboard under, mirrored wall above, heated towel rail and tiled flooring.

Bedroom 2: 16 x 11`1 rear aspect part opaque double glazed windows and radiator.





TOTAL APPROX. FLOOR AREA 2089 SQ.FT. (194.1 SQ.M.)
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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		85	91
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		85	90
EU Directive 2002/91/EC			



Bathroom: panel enclosed bath with wall mounted mixer taps, hand held shower attachment, rainwater shower head, glass shower bath screen, wall hung hand wash basin with mixer tap over, concealed cistern WC, heated towel rail, part tiled walls and tiled flooring.

Stairs up to second floor with ceiling skylight, eaves storage and doors to:

Bedroom 3: 15`3 x 12`10 rear aspect part opaque double glazed window, eaves storage, radiator and door into:

En-Suite Shower Room: shower cubicle with rainwater shower head, low level WC, wall hung wash hand basin with mixer tap over, heated towel rail and tiled flooring.

Bedroom 4: 12`9 x 11`3 front aspect double glazed window, eaves storage and radiator.

Outside: To the front is a low level brick wall with mature shrubs and plants behind and railings above fronting an area of lawn. Hedging sits to the left perimeter while railings sit to the right perimeter. There is a further natural stone pathway to the side leading to steps down to the secure underground parking area. To the rear the west facing garden is accessed by a side wooden gate externally and from the kitchen internally. It is fully enclosed by high close boarded wooden fencing and has an area of artificial grass and a stone paved terrace to the rear of the house.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,521)

EPC: B (85)





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