

# Havens View, London Road, Southborough









# Havens View, London Road, Southborough TN4 0UJ

*Immaculate Spacious 4-Bedroom House With Stunning Countryside Views*

## **Accommodation Summary**

- Detached house on 0.4 acre plot
- Large rear garden with garden studio
  - 4 double bedrooms, 1 en-suite
    - Large living room
    - Dining room
  - Home office/family room
    - Kitchen
- Utility room and downstairs cloakroom
  - Family bathroom
- Driveway with detached garage



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This immaculately presented 1930s bay fronted house has been extended and modernised by the current owners over the years to provide fantastic family accommodation with much character.

Stepping into the neat hallway with doors running off it at every angle, the home's substantial and spacious layout is clear. It is ideal for family life whilst delivering plenty of entertaining space too.

First on the left is a bright double aspect room currently set up as a home office but which would also make a perfect play room.

Across the hall is the spacious living room whose bay window, pretty stained glass windows and decorative tiled fireplace add immense character to the room. There is plenty of space for large family sofas to curl up in at the end of a long day.

Behind is the dining room which is flooded with natural light from its windows bringing glorious garden views in while underfloor heating provides a warm and inviting dining experience on a cold winter's evening.

Next door is the kitchen/dining room which delivers wonderful cooking facilities with warm wooden cabinets contrasting beautifully with the grey work tops and flooring. Glazed double doors lead out onto the decked terrace extending the living space in the warmer months. There is ample space for a large table and chairs to enjoy stunning garden views as you dine.

There is a useful guest cloakroom and a large separate utility space to the right which offers access to the garden, housing for extra appliances and a sink ideal for muddy boots or paws.

Up the carpeted stairs to the first floor there are four great double bedrooms which lead off the light and spacious landing.

The pretty master bedroom with stained glass windows enjoys stunning countryside views, a deep walk in wardrobe and a modern en-suite.

The large family bathroom delivers on all levels with a vanity unit, separate shower cubicle, bath and heated towel rail.

Outside to the rear is a glorious garden, which sits on a 0.4 acre plot, stretching down towards open countryside with unobstructed views. It is laid mainly to lawn and enjoys great privacy from its mature perimeter hedging and trees. A large wooden garden studio at the rear offers a great sanctuary as a home office, gym or den for teenage children. A further summer house, two brick sheds and a single garage satisfy all your storage needs.

This immaculate family home with stunning open countryside views is perfect for a growing family with easy access to the M25, fast rail connections to central London and first class schools close by. A must see!







**Brick arched storm porch with tiled step, part opaque glass entrance door, which opens to:**

**Entrance hall: with wooden effect laminate flooring, radiator, under stairs storage cupboard housing meters and doors to:**

**Living Room/Reception 1:** 19'1 x 12'10 side aspect arched opaque stained glass windows, front aspect bay window with opaque stained glass windows above, gas fire with tiled hearth and surround, radiator and internal double French doors with bars opening into:

**Dining Room/Reception 2:** 12'6 x 11'11 side and rear aspect double glazed windows, ceiling Velux windows, side aspect internal arched opaque stained glass windows and wooden effect laminate flooring with underfloor heating.

**Kitchen/Dining Room:** 15'4 x 11'10 rear aspect square bay double glazed windows with bars with double French doors leading onto the decked terrace, side aspect internal arched opaque stained glass windows, tile effect laminate flooring, space for fridge/freezer, space for large range oven, extractor hood, space and plumbing for dishwasher, 1 ¼ stainless sink with mixer tap over and drainer and tiled splash back. The kitchen has plenty of worktop space and a good selection of wooden eye and base level units with a Kickspace heating/fan convector under and ample space for a large dining table and chairs.

**Lobby:** wooden effect laminate flooring and radiator and door into:



**Cloakroom:** side aspect opaque double glazed window, concealed cistern WC, corner vanity unit with wash hand basin with mixer tap over and cupboard under, tiled flooring and radiator.

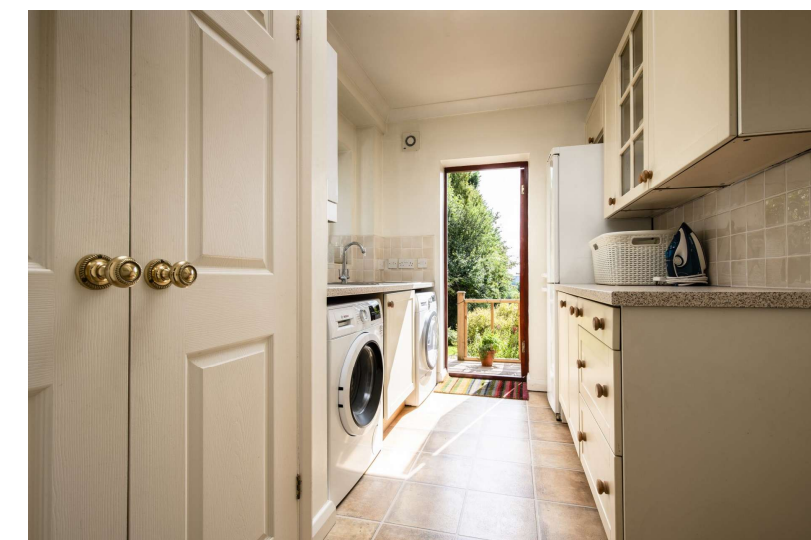
**Utility:** 10'11 x 7'5 side aspect double glazed window, rear aspect part opaque glazed door, wall hung boiler, eye and base level units, part glazed, worktop space, space and plumbing for additional appliances, stainless steel sink with mixer tap and drainer, large cupboard with hanging rail and shelf over, tile effect laminate flooring, extractor fan and radiator.

**Home Office/Reception 3:** 10'4 x 10'2 front and side aspect double glazed windows, wooden effect laminate flooring and radiator.

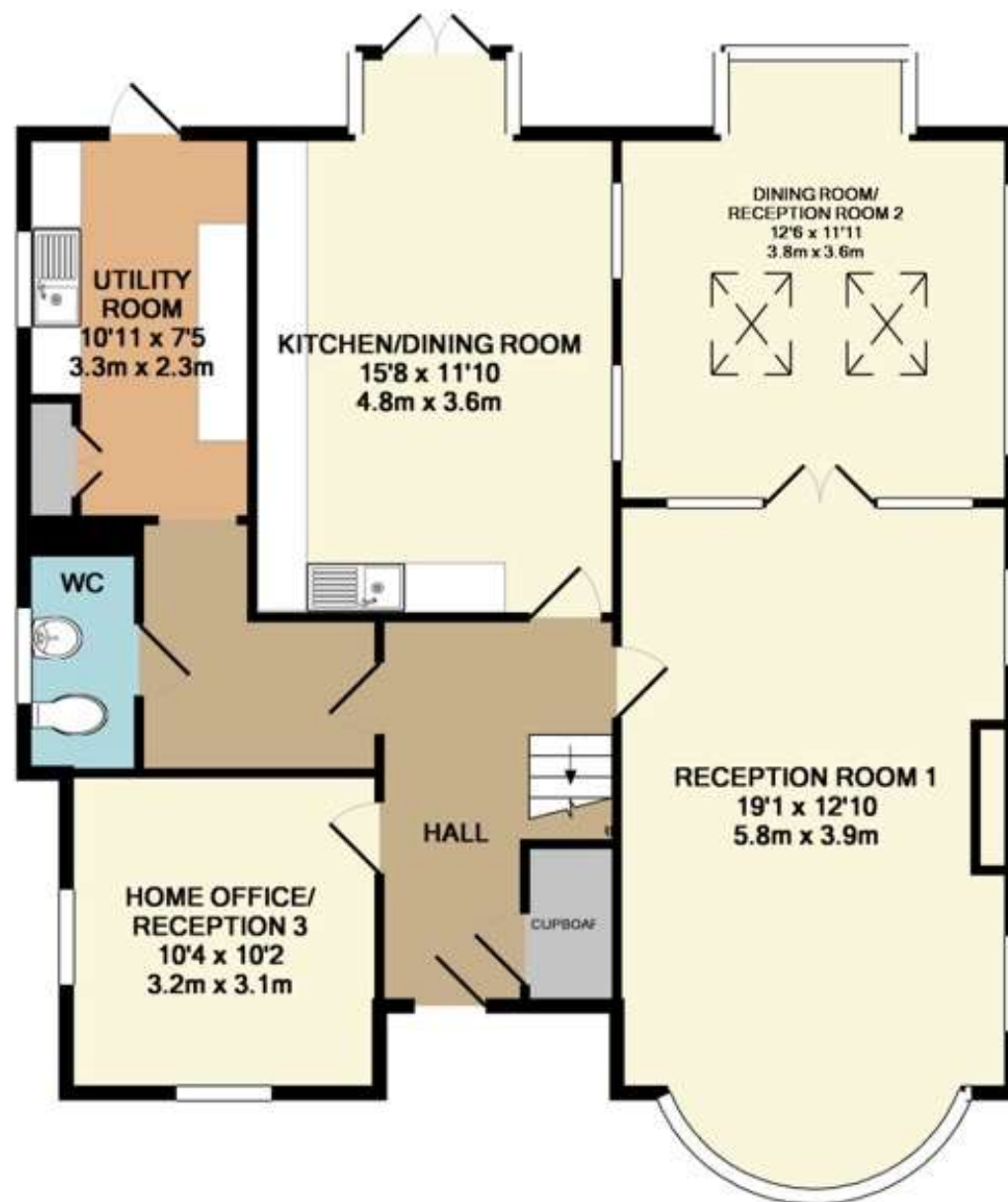
**Stairs up to first floor landing with front aspect opaque stained glass window, fitted double cupboard housing water cylinder with shelving for linen, ceiling loft access hatch and doors to:**

**Master Bedroom:** 13'5 x 12' rear aspect double glazed window, side aspect arched opaque stained glass windows, wooden effect laminate flooring, deep walk in wardrobe with wooden effect laminate flooring, hanging rails and shelving, radiator and door to:

**En-suite bathroom:** rear aspect double glazed window, concealed cistern WC, panel enclosed bath with mixer tap and hand held shower attachment, walk in shower cubicle with wall mounted Aqualisa power shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, part tiled walls, tiled flooring, radiator, extractor fan and heated towel rail.







GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR

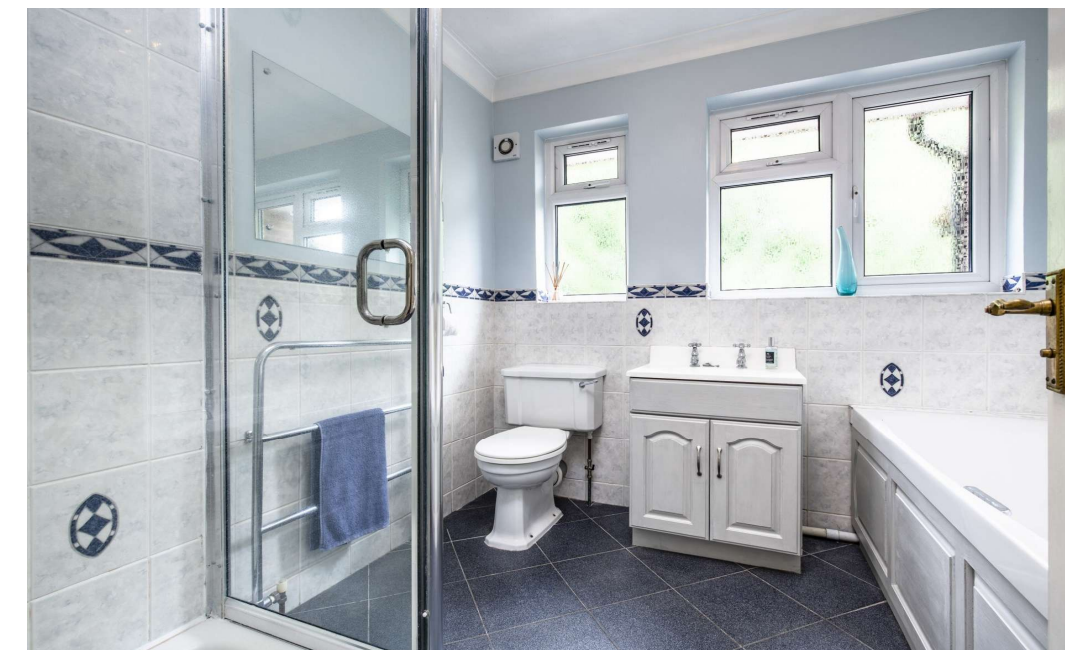


TOTAL APPROX. FLOOR AREA 1668 SQ.FT. (155.0 SQ.M.)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-58) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>51</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>41</b>	<b>41</b>
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





**Bedroom 2:** 12' 10 x 9' 8 front aspect double glazed bay windows, fitted desk unit with shelving and wall shelving, double wardrobe with top and bottom hanging rails with cupboards with shelving to the sides and cupboards above, wall cupboard above door and radiator.

**Bedroom 3:** 12' 10 x 7' 4 rear aspect double glazed window, double wardrobe with top and bottom hanging rails with cupboards with shelving to the sides and cupboards above, fitted shelves and radiator.

**Bedroom 4:** 10' 4 x 7' 8 front aspect double glazed window and radiator.

**Bathroom:** side aspect opaque window, walk in shower cubicle with wall mounted Aqualisa power shower attachment, panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin over and cupboard under, low level WC, part tiled walls, tiled flooring, heated towel rail, extractor fan and radiator.

**Outside:** The house is approached via a large block brick driveway with parking for several cars with a detached single garage to the side and an iron gate providing rear garden access. Mature high hedging fronts the perimeter screening the house from the road with an area of lawn behind. Mature hedging, shrubs and trees sit at both side perimeters. To the rear is a large raised decked terrace behind the kitchen, perfect for summer evening entertaining. Steps lead down to the beautiful rear garden, which is laid mainly to lawn sweeping down to the end of the garden which is enclosed providing open farmland beyond with a wooden studio at the bottom. A variety of trees and mature perimeter shrubs and flower beds edge the lawn. There is an additional part glazed summer house and two brick built sheds for storage.

**Garage:** 17' 4 x 8' 8 up and over door, rear aspect window, part glazed rear aspect door, lighting and electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,877.01) / EPC: E (51)





