

High View, 44A Pennington Road, Southborough





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Sophisticated Stylish 5-Bedroom Family Home

Accommodation Summary

- Detached double fronted house
 - 5 bedrooms, 1 en-suite
- Master bedroom with dressing area and en-suite
 - 2 reception rooms
- Stunning kitchen/dining room
 - Separate utility room
 - Home office space
 - 3 bathrooms
- Sunny rear garden and off-road parking for several cars
- Sought after village location with open countryside views



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This fabulous family home has been remodelled and redesigned to deliver a truly exquisite 21st Century home that delivers on every level.

Set back from the road behind mature hedging, a sweeping gravelled driveway takes you up to a mixed exterior of brick and red hung tiles, separated by square bay windows that delight in wonderful countryside views.

A neat enclosed porch welcomes you into the light filled interior, its beauty immediately apparent from an elegant neutral Farrow & Ball palette that is showcased throughout.

First on the right is the family room dappled in sun light from its square bay fronted window, perfect for cosy snug nights in.

Behind is the stunning kitchen/dining room whose large space is brightened by two sets of French windows that bring garden views in. Beautifully finished with a painted wooden Burnhill kitchen oozing quality and style, a substantial island with a double Belfast sink houses appliances and pan drawers under a mix of gleaming granite and warm oak work tops. Two integrated fridge/freezers sit smartly side by side in a tall housing unit whilst the wooden cupboard inlays contrast beautifully with their elegant painted exteriors. A stainless-steel extractor and open wooden shelving add to the bespoke design of the kitchen. Opposite there is plenty of room for a dining table and chairs while the spacious layout lets you chat to family and friends as you prepare the dinner.

Off the kitchen is a wide-open space linked seamlessly by the same quality wooden effect luxury vinyl flooring. With ample room for a home office there is also access into the garden, well equipped utility room and a front double bedroom which is perfect for guests as there is a smart modern shower room nearby.

Beyond and to the rear 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 a sliding glazed door to the side lets you extend your living space onto the garden terrace in the warmer months.

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

The master bedroom suite at the rear enjoys garden views, a walk-in dressing area with bespoke fitted wardrobes and a large en-suite bathroom.

There are three further immaculate bedrooms, two of which are large doubles, all with large windows, the front two of which enjoy breath-taking open countryside views.

Completing the floor is the family bathroom which is spacious, fitted with plenty of storage and has a shower over its bath.

The sunny south facing garden has been beautifully planted with a variety of plants and shrubbery dotted around its lawned area, with a pond and a rear screened area with greenhouse adding to its charm. Mature hedging and plants afford great privacy while its large paved terrace that sits outside the kitchen/dining room is perfect for summer entertaining.

This home certainly delights in delivering a luxury family lifestyle that you could move straight in and enjoy. It is also ideally located being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!





Porch with part glazed entrance door, front and side aspect double glazed windows and part opaque decorative glazed internal wooden entrance door, which opens to:

Entrance hall with front aspect double glazed windows, part decorative opaque, wooden effect luxury vinyl tiled flooring, two under stair storage cupboards, one with hanging rail and housing the fuse box and doors opening to:

Family Room: 12'8 x 11'4 / 3.9m x 3.5m front aspect square double-glazed bay window overlooking the driveway and front garden and radiator.

Kitchen/Dining Room: 20'6 x 17'11 / 6.2m x 5.6m two sets of rear aspect double glazed French windows giving access to the garden, wooden effect luxury vinyl tiled flooring and flat panel vertical white radiator. The room is perfect for dining and entertaining in with the zoned kitchen area having bespoke painted wooden Burnhill eye and base units topped with granite work tops with integrated side by side double fridge/freezer, stainless steel extractor fan, larder cupboard, granite splash back and open wooden shelving. The island has a mix of granite and oak work tops with double Belfast sink with mixer tap, integrated dishwasher, integrated wine fridge, pan drawers and pull out bin. There is space for a large range oven. There is plenty of room for a table and chairs at the far end of the kitchen with an opening into:

Hallway with Home Office Space: 14'10 x 13'10 / 4.5m x 4.2m side aspect door with opaque fanlight giving garden access, flat panel vertical white radiator, double cupboard with hanging rail, shelf and housing the water

cylinder, Aqua system and water softener unit, wooden effect luxury vinyl tiled flooring, room for a desk and doors opening into:

Bedroom 5: 13'10 x 12'8 / 4.2m x 3.9m front aspect square double-glazed bay window overlooking the driveway and front garden and radiator.

Shower Room: side aspect opaque double-glazed window, double walk in shower cubicle with rainwater shower head and hand-held shower attachment, vanity unit with wash hand basin with mixer tap over and pull out drawer under, low level WC, tiled flooring and heated towel rail.

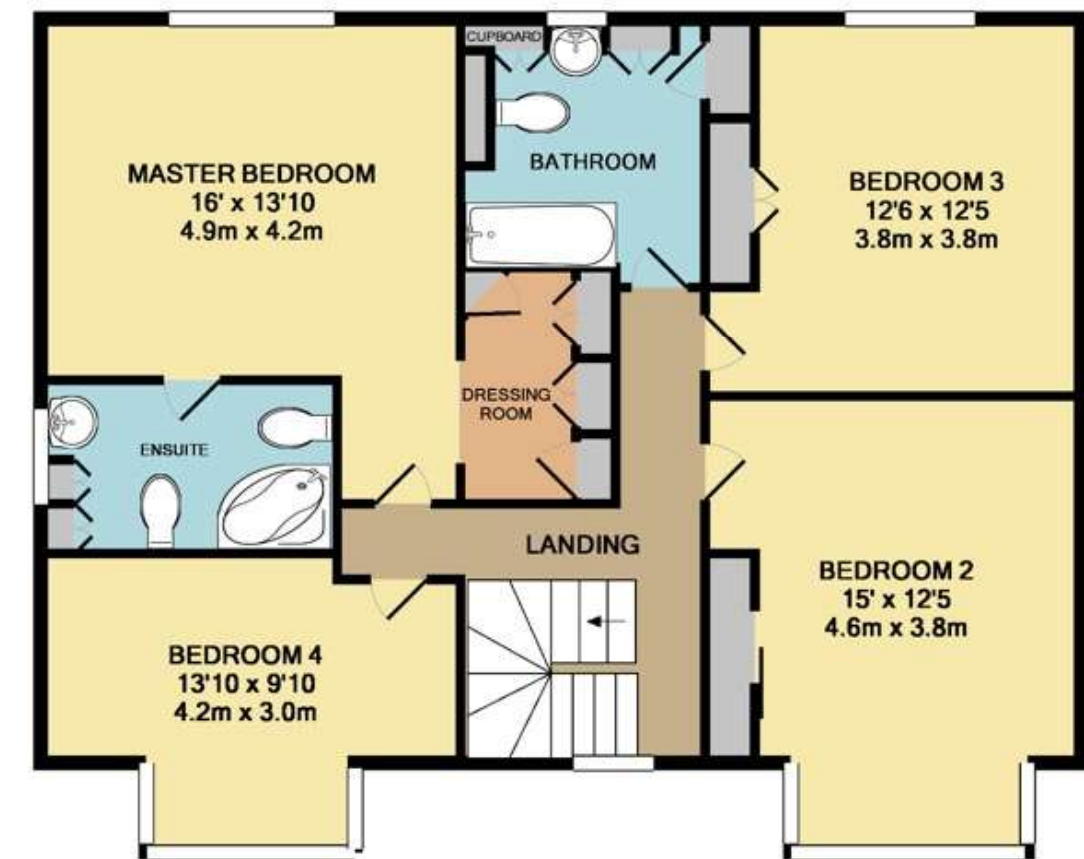
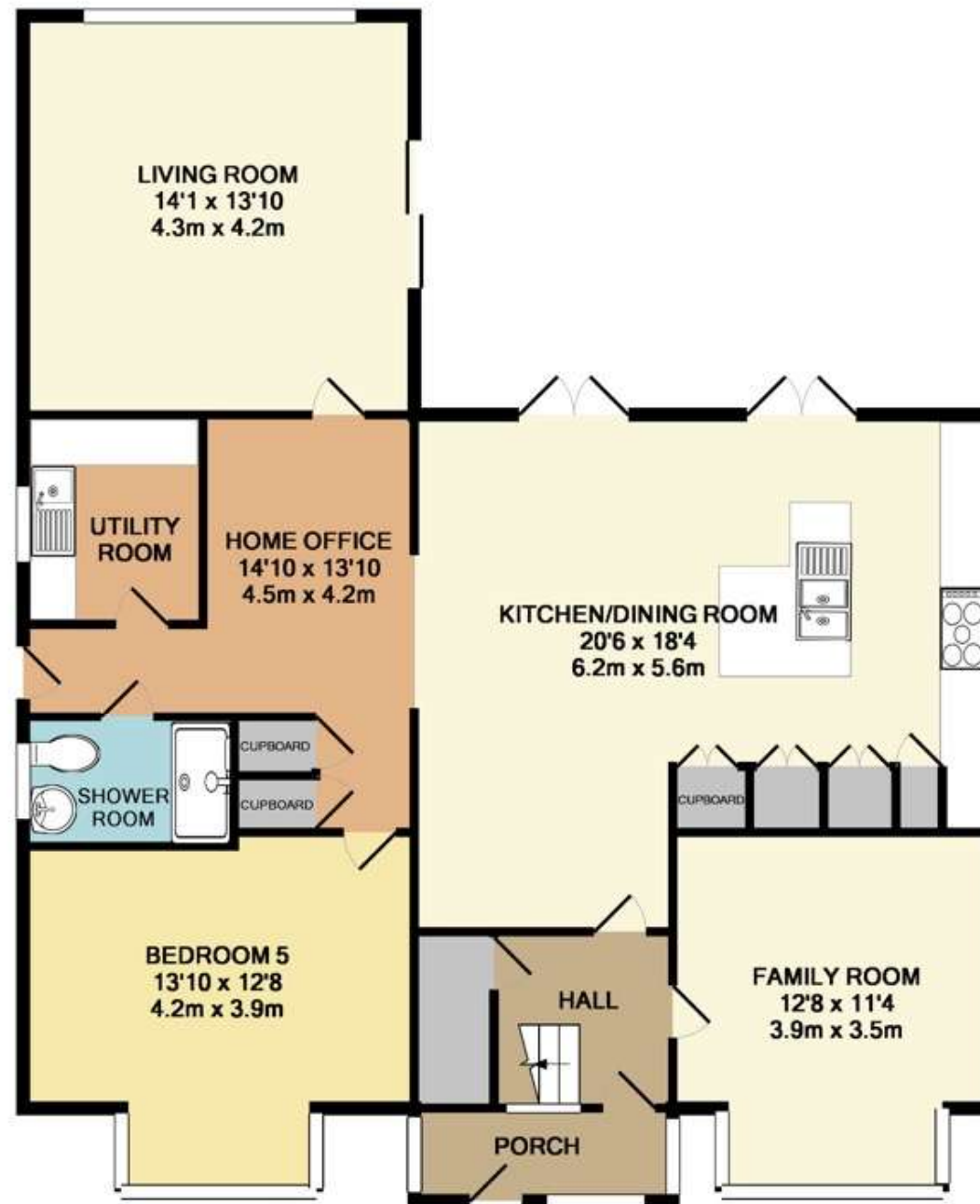
Utility Room: side aspect double glazed window, space and plumbing for washing machine and tumble dryer, eye and base level units topped with wooden counter tops, one wall cupboard housing the Valliant combination boiler, Belfast sink with mixer tap over and radiator.

Living Room: 14'1 x 13'10 / 4.3m x 4.2m rear aspect double glazed window overlooking the garden, side aspect double glazed sliding doors giving access to the garden terrace and radiator. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

Stairs up to first floor landing with front aspect double glazed window, radiator, ceiling loft access hatch with drop down ladder and doors to:

Bedroom 1/Master Bedroom: 16' x 13'10 / 4.9m x 4.2m rear aspect double glazed window, open dressing area (7'10 x 3'10) with 2 double and 2 single fitted wardrobes with hanging rails and shelving, radiator and door into:





GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 2185 SQ.FT. (203.0 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		71	80
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		65	74
EU Directive 2002/91/EC			



En-suite: side aspect opaque double-glazed window, corner panelled bath with mixer tap and hand-held shower attachment, wash hand basin set in vanity unit with cupboards with internal shelving under and counter top over, part tiled walls, pebble tile effect laminate flooring, low level WC and bidet.

Bedroom 2: 15' x 12'5 / 4.6m x 3.8m front aspect square double-glazed bay window overlooking the driveway and front garden, wall of fitted mirrored sliding door wardrobes with hanging rails and shelving and radiator.

Bedroom 3: 12'6 x 12'5 3.8m x 3.8m rear aspect double glazed window overlooking the garden, fitted double wardrobe with hanging rail, shelving and cupboard over and radiator.

Bedroom 4: 13'10 x 9'10 / 4.2 x 3.0m front aspect square double-glazed bay window overlooking the driveway and front garden and radiator.

Family Bathroom: rear aspect opaque double-glazed window, P shaped panel enclosed shower bath with mixer tap and wall mounted shower fitting, glass shower bath screen, vanity unit with counter top with wash hand basin with mixer tap over and cupboards with internal shelving under, concealed cistern WC, tile effect laminate flooring, heated towel rail and fitted storage cupboard.

Outside: The house is approached via a gravelled drive with parking for several cars. There is a low brick wall to the front with high mature hedging above providing privacy and screening the house from the road. Mature hedging encloses the house on both side perimeters and there is a well-stocked bed with mature plants and shrubs to the left with an area of lawn to the right. The beautiful rear garden which faces south is accessed at both ends of the house and is laid mainly to lawn with a large stone terrace area to the rear of the kitchen and side of the living room. It is perfect for alfresco dining in the sun with paved steps taking you up to a lawned area with pond, a variety of shrubs trees and stocked flower beds and a naturally screened area to the rear with a greenhouse, shed and a further area perfect for a vegetable patch. The garden is enclosed on all sides by mature trees, hedging and shrubs bordering the perimeters.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£2.469.00) / EPC: C (71)



