

6 Pennington Place, Southborough





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Peaceful Pretty 4-Bedroom Family Home

Accommodation Summary

- Detached house
 - 4 bedrooms
- 2 reception rooms
 - Fitted kitchen
- Modern bathroom and separate shower room
 - Off road parking
 - Tandem garage
 - Pretty rear garden
- Sought after village location
- Easy reach of mainline station



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With open farmland and woodland walks on its doorstep this home's tranquil cul-de-sac location offers the best of both worlds. You can enjoy a relaxed family life, whilst benefitting from excellent schools and superb transport links, accessed via a nearby cut through.

Set back from its quiet residential road by an expanse of lawn and silver birches, a driveway with parking for several cars fronts a tandem garage to the rear.

A side aspect door welcomes you in, past a useful guest cloakroom, to the spacious sitting room ahead. Its large front bay window floods the room with light while a smooth stone fireplace with its gas fire adds warmth in the colder months.

Opening to the right is the dining room which has plenty of space for a table and chairs for family dinners or entertaining. A rear wall of glass brightens the room and its French windows can lie open to bring views of the garden in.

Next door is the fitted kitchen, conveniently placed beside the dining room and also accessed from the hallway. There are plenty of wooden effect units topped with contrasting work surfaces which separate space for appliances and a part glazed door leads out into the garden.

Climbing the stairs to the first floor there are four bedrooms, two of which are generous doubles, all flooded with light from their windows.

A modern family bathroom with a bath with shower attachment and a separate shower room complete the first floor.

Outside the enclosed rear garden is laid mainly to lawn with a paved terrace that sits at the back of the house, perfect for alfresco dining and entertaining. It is a delightful space with mature well stocked flower beds, a variety of plants and shrubs and a pretty Magnolia tree.

This family home, set on a popular cul-de-sac close to local shops, sought after schools and excellent transport links, is ideal for a growing family. It also has great redevelopment potential. A must see!

Side aspect part opaque entrance door, which opens to:

Entrance hall with side aspect opaque windows, radiator and doors opening to:

Cloakroom: side aspect opaque window, low level WC, wall hung wash hand basin, radiator, tiled flooring and space for coats and shoes.

Living Room: 15'7 x 13'3 front aspect double glazed bay window, fireplace with stone surround, mantle and hearth and inset gas effect fire, under stairs storage cupboard, radiator and opening into:





Dining Room: 11'6 x 11'4 rear aspect double glazed windows, rear aspect French windows opening into the garden, radiator and door opening into:

Kitchen: 11'4 x 8'10 side aspect double glazed window, rear aspect part glazed door opening into the garden, one and half bowl stainless steel sink with drainer and mixer tap over, space for fridge/freezer within tall housing cabinetry, space and plumbing for dishwasher and washing machine, space for oven, pull out extractor hood, tile effect vinyl flooring, radiator and wall hung Worcester boiler. The kitchen has plenty of worktop space and a good selection of wooden effect eye and base level units with some open shelving.

Stairs up to first floor landing with airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch and doors to:

Shower room: side aspect opaque window, walk in shower cubicle with wall mounted Triton wall attached shower fitting, tiled walls and tile effect vinyl flooring.

Bedroom 1: 11'11 x 9'11 front aspect double glazed window overlooking the front garden and radiator.

Bedroom 2: 10'9 x 7'10 rear aspect double glazed window overlooking the garden, fitted cupboard with hanging rail and shelf, wooden effect flooring and radiator.

Bedroom 3: 9'10 x 7'10 rear aspect double glazed window, wooden effect flooring and radiator.

Bedroom 4: 8'9 x 6'7 front aspect double glazed window, wooden effect flooring and radiator.

Bathroom: side aspect double glazed opaque window, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and hand-held shower attachment, low level WC, tiled flooring and heated towel rail.

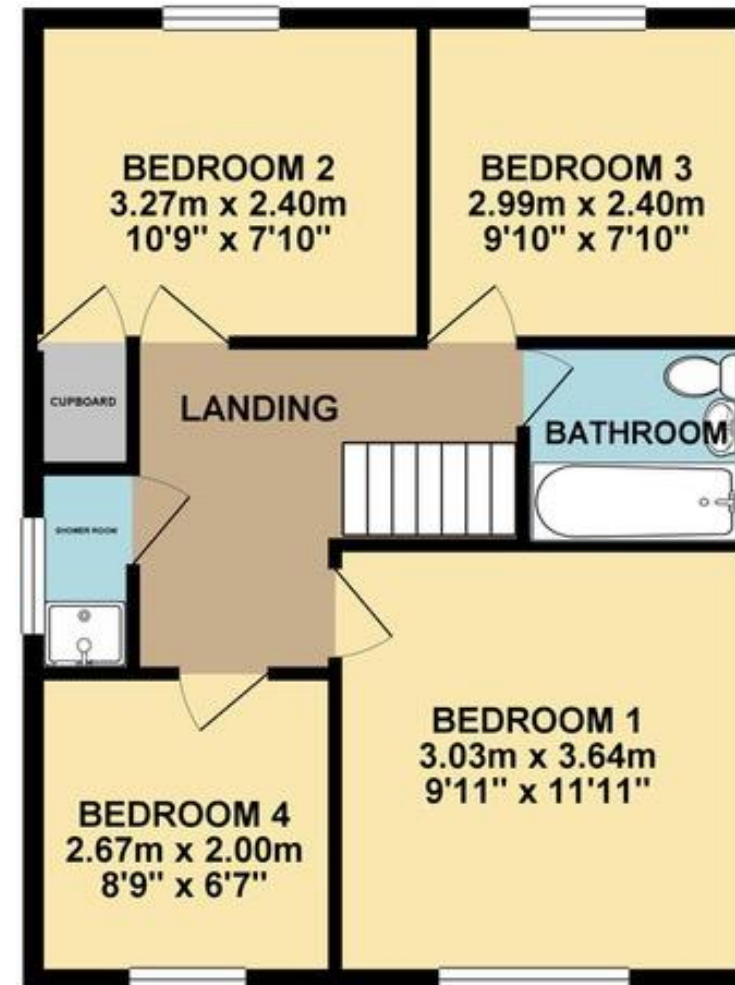
Outside: The house has a double length garage with an up and over door to the rear of the hard surface driveway with parking for up to 3 cars. To the front there is an open area of lawn with some perimeter flower beds, shrubs and trees. A wooden gate gives access from the front into the rear garden. The beautiful rear garden is laid mainly to lawn with a paved terrace area to the rear of the kitchen and the dining room and a wooden arch with climbing plants leading through to the lawn. Stocked flower beds sit at the perimeters with a Magnolia tree and hedging fronting close boarded fencing on the left and rear perimeters. To the right side of the garden is the garage which is accessed through a pedestrian door.



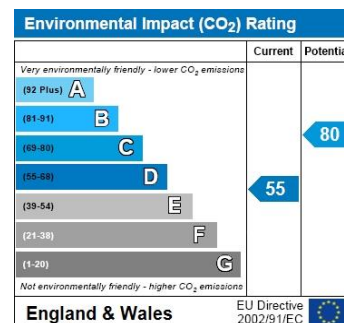
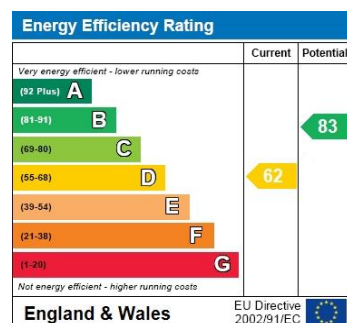
GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



TOTAL FLOOR AREA : 98.10 sq. m. (1055.94 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tandem garage: 38`1 x 8`10 with a front aspect up and over door, side aspect windows, side aspect opaque glazed door, lighting and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,469.00)

EPC: D (62)

Area information: Southborough

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 Pennington Place`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. 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. Pennington Place 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 via a cut through walk way, 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 35 minute journeys.



