

# 3 Rocks Hollow, London Road, Southborough







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*Stylish contemporary 4-bedroom family home*

## Accommodation Summary

- Semi-detached house
- 4 large bedrooms, 2 en-suite
  - Living room
  - Kitchen/dining room
  - Family bathroom
  - Garden
- Off street parking for 2 cars
  - New build guarantees
- Sought after village location
  - No onward chain



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Set in a popular village 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.

Throw in unrivalled travel links such as easy access to the M25, fast rail connections to central London in under an hour from two local stations and your professional needs are easily met too. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

The house itself offers chic contemporary living within a private development. Its impeccable design offers an incredible sense of light and space which has been further complimented by the developer's eye for detail.

A smart block brick drive with parking for several cars fronts the property.

The entrance door opens into a light and spacious reception hallway, with a useful guest cloakroom.

First on the left is the spacious living room which is flooded with natural light from its large front window - there is plenty of room for large sofas.

Behind is the fabulous kitchen/dining room with French windows, extending the living space into the garden in the warmer months. The streamlined kitchen offers an abundance of sleek cabinetry, silestone quartz counter space and Bosch integrated appliances including double ovens, 5 ring gas hob and stainless-steel extractor, dishwasher, fridge/freezer and washer/dryer. A breakfast bar with space for 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.

Up the stairs, lit by contemporary wall lights, to the first floor there are two double bedrooms, one with a stylish en-suite and a wall of fitted wardrobes.

There is a third bedroom to the rear which could double as a large home office.

The immaculate family bathroom with shower over the bath completes the first floor.

A further flight of stairs to the second floor takes you up to a generous master suite with en-suite shower room.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with close boarded fencing at all perimeters. A blank canvas for you to create your own dream garden and it has street access too.

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. A must see!





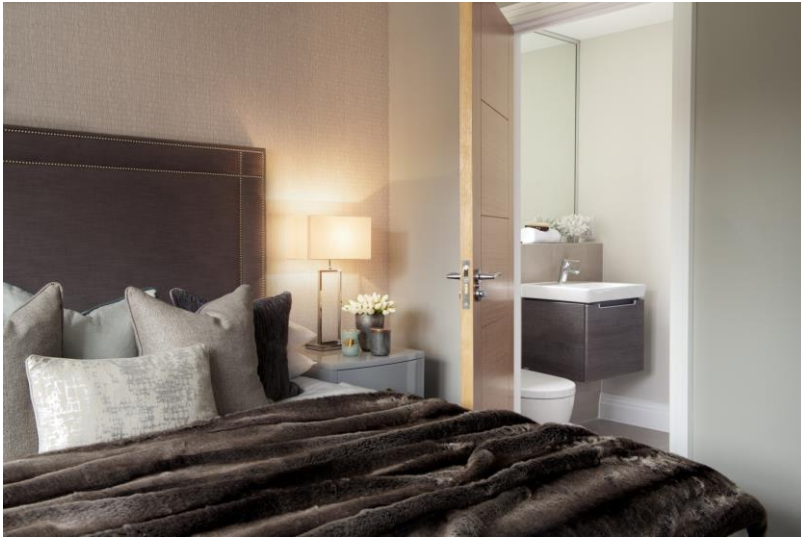


**Property specifications include:**

- Underfloor heating to the ground floor.
- Porcelain floor tiling to the entrance hall, cloakroom, kitchen/dining and family area.
- Fitted carpets to living room, all bedrooms and stairs.
- Stunning kitchens with Silestone quartz worktops and integrated Bosch appliances, including 5-ring gas hob, double oven, extractor hood, fridge/freezer and dishwasher.
- Luxurious white bathroom suites by Villeroy & Boch, with Hansgrohe fittings.
- Vanity units to the WC, bathroom and en-suites.
- Heated chrome towel rails to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Porcelain wall and floor tiles to the bathroom, en-suites and WC.

**General:**

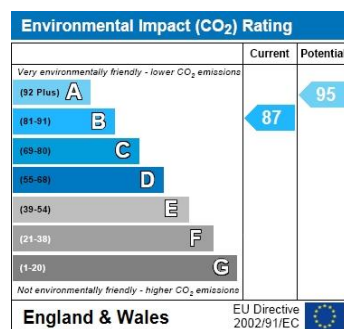
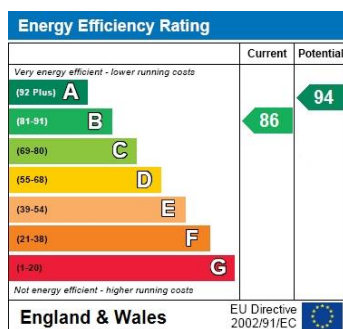
Tenure: Freehold  
 Local authority: Tunbridge Wells Borough Council  
 Council tax: Band F (£2,185.00)  
 EPC: B (86)





TOTAL FLOOR AREA : 139.10 sq. m. ( 1497.26 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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#### **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 near the house, 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, 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. Rocks Hollow 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 35 minute journeys.





