

# The Copse, London Road, Southborough









# The Copse, London Road, Southborough TN4 0RQ

*Immaculate Spacious 4-Bedroom House*

## Accommodation Summary

- Detached house
- 4 double bedrooms, 1 en-suite
  - Large living room
  - Dining room
- Home office/family room
- Kitchen/breakfast room
  - Family bathroom
  - Driveway
  - Garage
- Large rear garden



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic family home is ideally placed within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops. It has the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools.

Set back from the road and concealed behind high mature hedging, a neat block brick driveway for several cars fronts the house.

A smart exterior of hung tiles, exposed brick and a part glazed front porch welcome you up to the house, with a garage sat neatly to the side.

The entrance hall is light and spacious with living rooms running off it at every angle. The home's substantial and spacious layout is ideal for family life and with two reception rooms and a large conservatory, there is plenty of entertaining space too.

The bright living room opens off to the left of the hallway with natural light flooding in through its sliding glazed doors at the rear opening into the conservatory. There is plenty of room for family sofas and a fireplace adds warmth in the colder months.

The conservatory behind delivers versatile extra living space and could be used for anything such as an additional dining room, a playroom for the children or somewhere to relax and enjoy the garden views.

Returning to the hallway, the kitchen/breakfast room is first on the right. It delivers wonderful cooking facilities with warm wooden cabinets contrasting beautifully with the grey work tops and dark wooden effect flooring. It is well designed with a breakfast bar for you to sit and enjoy your morning coffee. Integrated appliances include a dishwasher and an under-counter fridge and with space for a large range oven and a sink cleverly placed under the window, it is a cook's dream.

Conveniently placed next door is the dining room, its large front window flooding the room with light. Through an open arch at the rear is another versatile space, currently set up as a home office.

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

The master bedroom connects to another room, with a shower and plumbing facilities for an en-suite, but it would also be perfect as a nursery or dressing room.

All the generous double bedrooms have fitted wardrobes, with those in bedroom two sitting in its separate dressing room.

Completing the floor is the modern bathroom with a shower over the bath and a side aspect window reflecting light off its fittings for a soothing bathing experience.

The garden is a green oasis, safely enclosed for children and pets by high hedging which also offers privacy. A variety of mature trees, plants and stocked flower beds add interest whilst a large lawn is perfect for the children to play on. It is beautifully presented with paved terracing ideal for summer entertaining.

A wooden shed and an attached garage with space and plumbing for appliances cater for all your storage needs.

This immaculate family home 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!







**Part glazed storm porch with tiled flooring, side aspect double glazed window and part opaque glazed entrance door opening into:**

**Entrance Hall:** under stair storage cupboard with space for coats, radiator and doors opening into:

**Cloakroom:** front aspect opaque window, low level WC, wall hung wash hand basin with mixer tap, part tiled walls, tile effect laminate flooring and heated towel rail.

**Living room:** 20'8 x 12'1 rear aspect double glazed window, fireplace with inset electric fire, radiators and rear aspect sliding glazed doors opening into:

**Conservatory:** 9'10 x 15'9 wrap around windows, glazed pitched roof, side aspect French windows opening onto garden terrace, wooden effect flooring and radiator.

**Kitchen/Breakfast Room:** 10'5 x 11'11 front aspect double glazed window, 1 ½ bowl sink with drainer and mixer tap, wooden eye and base level units, glazed eye level unit, work surfaces and breakfast bar over hang for up to 3 bar stools, integrated under counter fridge, integrated dishwasher, space for large range oven, extractor fan, wooden effect flooring and radiator.

**Dining Room:** 10'3 x 11'11 front aspect double glazed window, wooden effect flooring, radiator and arch opening into:

**Home Office:** 10'3 x 9'6 side aspect double glazed window, wooden effect flooring and radiator.



**Stairs up to first floor landing with airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch with drop down ladder into insulated loft, radiator and doors opening into:**

**Master Bedroom/Bedroom 1:** 11'10 x 12' rear aspect double glazed window, fitted sliding door double wardrobe with hanging rails and shelving, radiator and door opening into:

**Nursery/En-suite:** side aspect opaque window, walk in shower cubicle with wall mounted shower attachment, radiator and concealed plumbing for en-suite facilities.

**Bedroom 2:** 8'10 x 12'8 side aspect double glazed window, wooden effect flooring, radiator and open arch opening into:

**Dressing Room:** 5'10 x 7'11 rear aspect double glazed window, wooden effect flooring, fitted sliding door double wardrobe with hanging rails and shelving and radiator.

**Bedroom 3:** 10'7 x 11'11 front aspect double glazed window, fitted sliding door double wardrobe with hanging rails and shelving and radiator.

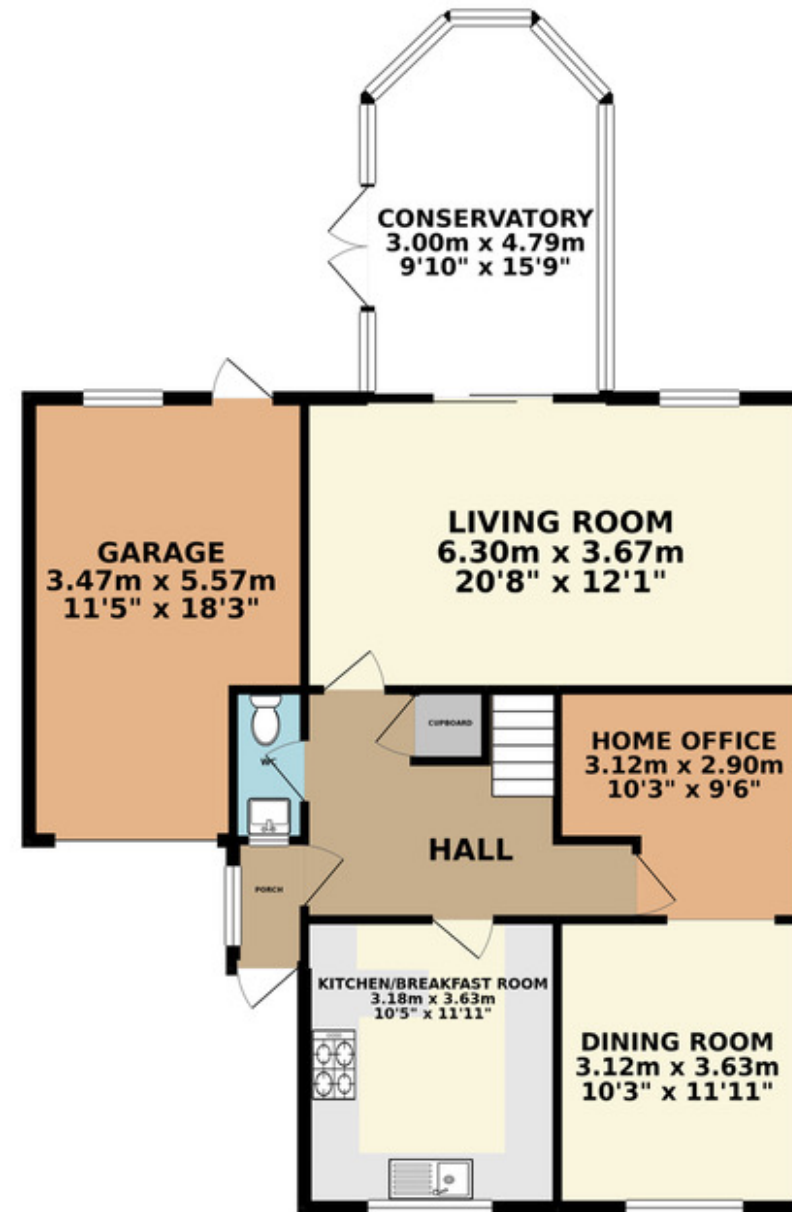
**Bedroom 4:** 10'1 x 11'11 front aspect double glazed window, fitted sliding door double wardrobe with hanging rails and shelving and radiator.

**Bathroom:** side aspect opaque double glazed window, panel enclosed bath with mixer tap and wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and drawers and cupboards under, heated towel rail, low level WC, tiled walls and wooden effect flooring.

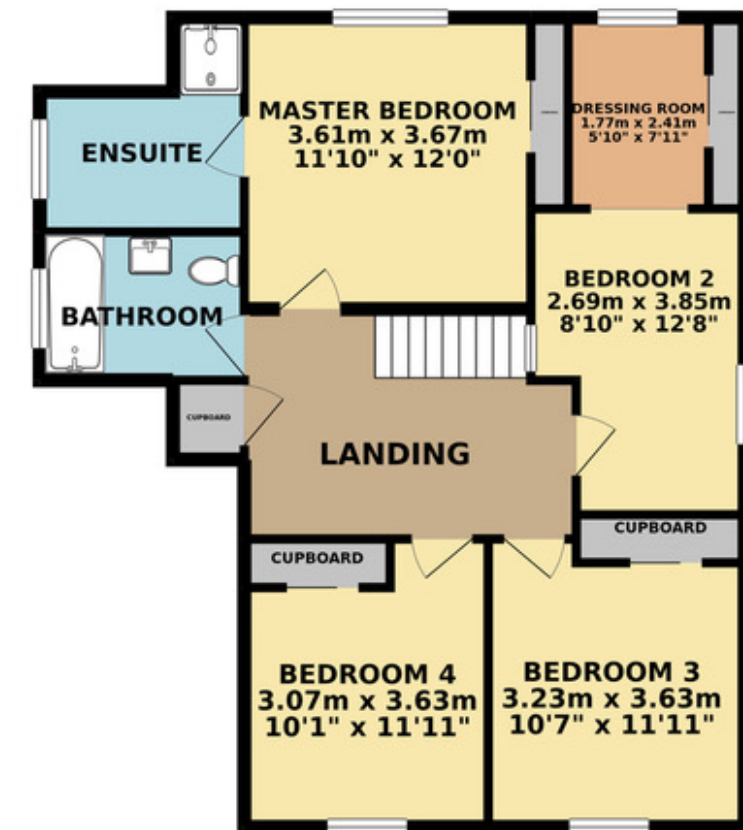




GROUND FLOOR 79.03 sq. m.  
( 850.67 sq. ft. )



1ST FLOOR 75.32 sq. m.  
( 810.73 sq. ft. )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		65	76
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>			
(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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		60	72
EU Directive 2002/91/EC			



TOTAL FLOOR AREA : 154.35 sq. m. ( 1661.40 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.  
Made with Metropix ©2019





**Outside:** The house is approached via a large block brick driveway with parking for several cars with an attached single garage to the side and a wooden gate providing rear garden access. Mature high hedging fronts the perimeter screening the house from the road with additional high hedging to the right perimeter. To the rear is a garden laid mainly to lawn, with paved terracing behind the house, perfect for summer evening entertaining. A variety of trees and mature perimeter shrubs, plants and flower beds edge the lawn with high hedging and close boarded fencing at all perimeters. There is a wooden shed to the rear for storage.

**Garage:** 11'5 x 18'3 with front aspect up and over door, rear aspect part glazed pedestrian door, rear aspect double glazed window, lighting and electricity, space and plumbing for additional appliances, eye level cupboards, counter top and wall hung Worcester boiler.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,185.00)

EPC: D (65)

**Area Information:** 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 St Mary'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. St Mary's is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.





