

# 22 Pennington Road, Southborough





# 22 Pennington Road, Southborough TN4 0SJ

*Pretty Period 3-Bedroom Cottage*

## Accommodation Summary

- End of terrace house
  - 3 bedrooms
  - Living room
  - Dining room
    - Kitchen
    - Bathroom
- Large multipurpose basement room
  - Garden
- Brick outbuilding
- Sought after village location with easy reach of mainline station



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With open farmland and woodland walks on its doorstep this home's location offers the best of both worlds. You can enjoy a relaxed family life with a park opposite, whilst benefiting from excellent schools and superb nearby transport links.

Deceptively spacious, this period cottage is set back from the road by an iron fence with a pretty decorative flower bed with planting behind.

A handsome newly painted exterior leads you up to its smart entrance door, placed to the side, which opens into the dining room which is bright and welcoming. It has a feature fireplace and plenty of room for a table and chairs.

Behind is the streamlined kitchen which has everything you need with plenty of fitted cupboards and counter surface and space for an oven and washing machine. It also has access into the courtyard garden, perfect for alfresco dining.

At the back of the ground floor is a cloakroom and bathroom with a shower over the bath and a window drawing in natural light.

To the rear of the dining room, stairs lead down to a large multipurpose basement room. Currently providing space for storage, it could be transformed into a home studio for your creativity, an office to escape the commute, or a playroom for younger ones.

At the front of the house is the spacious living room with a deep square bay window flooding the room with light. There is ample space for sofas and two wooden alcove cupboards add charm and character to the room.

Climbing the stairs to the first floor you reach two good sized double bedrooms, the first with a period fireplace and the second with a walk-in airing cupboard.

A further flight of stairs takes you up to the third bedroom with dual aspect windows, eaves storage space and plenty of room for either teenage children, home working or visiting guests.

The garden is fully enclosed providing a safe sanctuary for pets and children. It is paved and low maintenance, perfect for summer entertaining and has a brick outbuilding for storage.

This fabulous period home offers flexible living space in a central location. A must see!

**Entrance door, which opens to:**

**Dining Room:** 12 x 13'5 rear aspect window, fireplace with wooden mantle, glazed tiled hearth and cast iron insert, space for appliance, radiator and doors opening into:





**Living Room:** 12 x 11 front aspect square double glazed bay window, mid height wooden alcove cupboards, exposed painted brick chimney breast with recess and radiator.

**Kitchen:** 7'3 x 10 side aspect window and part opaque glazed side aspect door into rear courtyard garden, space for oven, extractor fan, stainless steel sink with drainer, space and plumbing for washing machine, wooden effect linoleum flooring, part tiled walls and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level wooden units, with a door opening into:

**Cloakroom:** side aspect opaque window, low level WC, part tiled walls and tile effect linoleum flooring.

**Bathroom:** rear aspect opaque window, wash hand basin with cupboard under, low level lift up storage cupboard, panel enclosed bath with glass shower screen, mixer tap and wall mounted shower attachment, heated towel rail, radiator, tiled walls and tile effect linoleum flooring.

**Stairs down to:**

**Basement:** 12 x 13'5 front aspect window, storage room and housing meters.



**Stairs up to first floor with doors opening into:**

**Bedroom 1:** 12 x 11'1 front aspect window with views of the street, period fireplace with wooden mantle and radiator.

**Bedroom 2:** 12 x 9 rear aspect window, walk in airing cupboard housing the water cylinder and boiler with shelving for linen and radiator.

**Stairs up to second floor opening into:**

**Bedroom 3:** 12 x 20'6 front and rear aspect windows, eaves storage, ceiling loft access hatch and radiators.

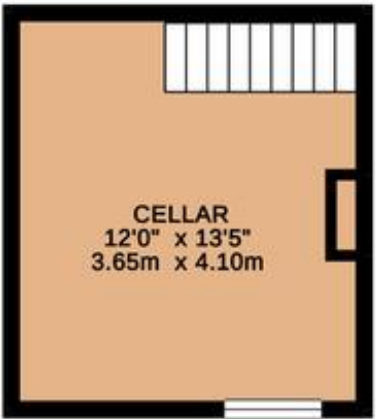
**Outside:** To the front is a block brick pathway which sits behind a black iron perimeter fence with a decorative pebbled flower bed to the side with flowers and trees and there is space for bin storage. To the rear is a paved courtyard garden fully enclosed with close boarded fencing and a brick wall fully enclosing it. There is a brick outbuilding with room for storage, some mature hedging and a side wooden gate for street access.



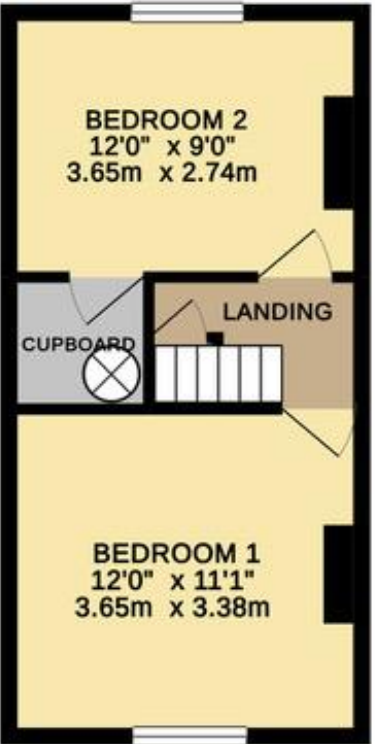
GROUND FLOOR 454 sq. ft.  
( 42.2 sq. m. )



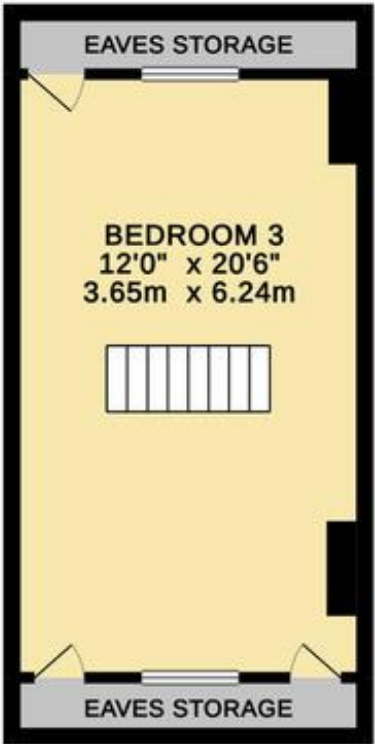
BASEMENT FLOOR 165 sq. ft.  
( 15.3 sq. m. )




1ST FLOOR 294 sq. ft.  
( 27.3 sq. m. )



2ND FLOOR 294 sq. ft.  
( 27.3 sq. m. )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>84</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>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>43</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1207 sq. ft. ( 112.1 sq. m.) 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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#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00)

EPC: D (61)

#### Area Information: Southborough, Kent

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, Meadow View sits on one of the village's most sought after roads. 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. 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 Road'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 Road 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 40 minute journeys.



