

Galen, Pennington Road, Southborough





Galen, Pennington Road, Southborough TN4 0SS

Stunning Substantial 6-Bed Detached House in Sought After Road

Accommodation Summary

- Detached house
- 3 reception rooms
- Newly fitted kitchen/breakfast room
- 6 double bedrooms, 1 en-suite
- Master bedroom suite with dressing area and en-suite
- Front and rear gardens
- Driveway with parking for several cars
- Double garage with utility space
- Numerous outbuildings
- Loft with development potential
- No chain



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This superb family home has benefited from some redesigning by the current owners, but its flexible layout and ample loft space give you the added opportunity to extend and remodel too.

Ideal for a growing family, this home sits on one of Southborough's most sought after roads and is surrounded by rolling Kent countryside, delivering picturesque views of rolling hills, which stretch as far as the impressive Hadlow Castle.

It is set back from the road behind mature hedging and a double wooden gate that opens onto a large hard surface driveway, with garden to the side.

The generous size of the house is immediately apparent with an integral double garage offering much needed storage and parking away from the ample driveway.

A neat gabled porch welcomes you into the wide entrance hallway, its warm solid oak flooring dappled with light from its large picture window to the rear. With plenty of room for a baby grand piano and a sofa it also benefits from a guest cloakroom and a walk-in cupboard to keep the space clutter free.

First on the right is the home office with dual aspect windows enabling you to work in a light and airy space.

Next door is the beautiful living room whose triple aspect windows flood the room with light. Neutral walls contrast beautifully with the wooden flooring and its square bay window to the rear has French windows that open into the garden, extending the living space in the warmer months. There is also a real wood fireplace, perfect for cosy snug nights in.

Returning to the hallway, the large dining room also benefits from a set of French windows opening onto the garden terrace and is conveniently placed next to the kitchen.

The wonderful kitchen/breakfast room was installed by the current owners who have blended quality finishes and appliances to create the perfect family space. A mix of granite and wooden counter tops contrast with painted Smallbone cupboards. An island with cupboarding and space for 3 bar stools sits in front of stylish full height larder cupboards while an inset sink is cleverly placed under a window, so that you can watch the children play as you wash up. There is space for a large range oven, a fitted Miele dishwasher, Neff microwave and tall housing for a fridge/freezer. The spacious layout lets you chat to family and friends as you prepare dinner and there is plenty of room for a dining table and chairs.

Accessed from the kitchen is the double garage to the front which has a utility area with plumbing and space for appliances and a countertop, sink and cupboards.

Climbing the carpeted stairs, past an impressive full height window bringing in garden views, the spacious landing has two sets of storage cupboards and ceiling access with a drop-down ladder into the large loft. It stretches the width of the house offering great development potential and amazing views.

First on the left is the master bedroom suite which has a wonderful glazed frameless sit on balcony unrestricting the leafy view, a walk-in dressing area with shelving, double hanging rails and drawers and a large en-suite bathroom.

There are five further double bedrooms, all bright and airy and each with their own hand basin, two of which are dual aspect and delighting in wonderful countryside views.

Completing the floor is a separate cloakroom and the family bathroom, which is spacious and bright, with a separate corner shower cubicle as well as a panel enclosed bath.

The garden has a line of brick outbuildings to the side offering great storage with 4 sheds whilst a paved terrace wraps round the rear of the house, making it perfect for summer entertaining. Steps, flanked by stocked pretty flower beds, lead down to an area of lawn with a variety of plants, shrubbery and trees dotted around adding to its charm.





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!

Please note that the current owners have planning consent to develop two detached 4-bedroom properties on the land to the rear. Full details can be accessed via www.tunbridgewells.gov.uk, using the planning reference number: **19/02992/FULL | Development of 2 new dwellings to land rear of Galen and associated access drive.**

Gabled Porch with entrance door, front and side aspect windows, tiled flooring and glazed internal door, which opens into:

Entrance Hall: front aspect internal windows, solid oak wooden flooring, walk in cupboard with front aspect window, hanging rail and shelf, open recess under the stairs, radiator and doors opening into:

Cloakroom: front aspect window, vanity unit with concealed cistern WC, wash hand basin with mixer tap over and cupboard under, mable tiled flooring and radiator.

Study: 10'4 x 14'1 front and side aspect double-glazed windows overlooking the driveway and front garden, wooden flooring and radiator.

Living Room: 12'11 x 22'11 front and side aspect double glazed windows, side aspect glazed door, rear aspect square double glazed bay window with French doors opening onto the garden terrace, wooden flooring, fireplace with granite hearth, painted wooden mantle and internal fire basket and radiator.

Dining Room: 12'10 x 14'6 rear aspect double glazed window overlooking the garden, very useful wall hatch to kitchen, side aspect French doors giving access to the garden terrace and radiator.

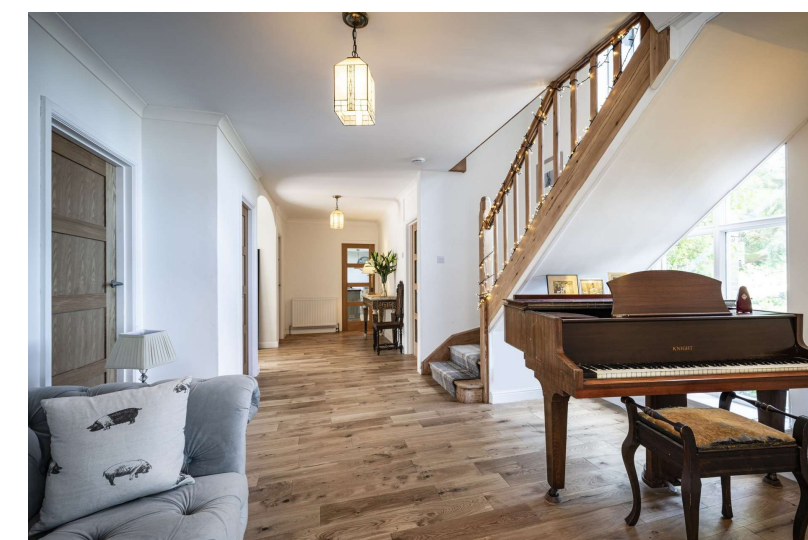


Kitchen/Breakfast Room: rear aspect double glazed windows, side aspect opaque window, side aspect opaque glazed door giving access to the outbuildings and garden, wooden effect vinyl flooring and two column radiators. The room is perfect for dining and entertaining in with the zoned kitchen area having painted wooden Smallbone eye and base units topped with granite work tops and wall of full height larder cupboards. There is an integrated Miele dishwasher, extractor hood, space for a large range oven, fitted Neff microwave and tall housing unit with space for fridge/freezer, tiled splash back and inset 1 ½ sink with mixer tap. The island has a wooden work top with cupboarding under and space for 3 bar stools. There is plenty of room for a table and chairs at the far end of the kitchen with an opaque glazed door opening into:

Double Garage with Utility: side aspect windows, space and plumbing for washing machine and tumble dryer, eye and base level units with counter top and sink, lighting and electricity and front aspect up and over doors opening onto the driveway.

Stairs up to first floor landing with large rear aspect picture window, radiator, ceiling loft access hatch with drop down ladder, double cupboard with shelving for linen and cupboard over, two further storage cupboards with shelving, radiator and doors opening into:

Master Bedroom/Bedroom 1: 12'11 x 16'7 rear aspect French doors opening onto a sit on balcony with frameless glazed balustrades, side aspect double glazed window, radiator, open dressing area with lighting, fitted shelving, double height hanging rails and chests of drawers and door opening into:



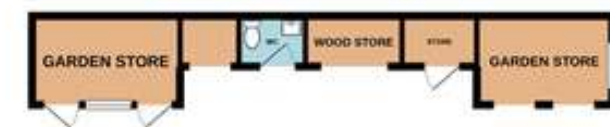
GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



ENTRANCE FLOOR



TOTAL FLOOR AREA: 2503sq.ft. (232.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



En-suite: front aspect double-glazed window, double walk in shower cubicle with rainwater shower head and handset shower attachment, vanity unit with two wash hand basins with mixer taps over and cupboards under and to the side, concealed cistern WC, part tiled walls, laminate flooring and traditional heated towel rail radiator.

Bedroom 2: 12' 10 x 14' 6 rear aspect French doors with glazed Juliet balcony, side aspect double-glazed window, vanity unit with wash hand basin over and drawer and cupboard under and radiator.

Bedroom 3: 10' 8 x 15' 10 front and side aspect double glazed windows, vanity unit with cupboards, wash hand basin with mixer tap, mirror and lighting and radiator.

Bedroom 4: 10' 6 x 15' 11 front and rear aspect double-glazed windows, vanity unit with pull out drawers under and wash hand basin with mixer tap over, fitted double wardrobe with hanging rail, shelving and cupboard over and radiator.

Bedroom 5: 10' 4 x 15' 7 front and side aspect double-glazed windows overlooking the driveway and front garden, wooden vanity unit with ceramic bowl wash hand basin with mixer tap over and radiator.

Bedroom 6: 12' 2 x 8' 4 front aspect double-glazed window overlooking the driveway and front garden and radiator.

Cloakroom: front aspect opaque window, linoleum flooring, concealed cistern WC with wash hand basin and mixer tap over.

Family Bathroom: rear aspect double-glazed window, tiled panel enclosed bath with mixer tap and hand held shower attachment, corner shower cubicle with wall mounted shower attachment, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, laminate flooring and heated towel rail.

Outside: The house is approached via a gated hard surface driveway with parking for several cars. There is an area of lawn to the side with mature trees, hedging and planting providing privacy and screening the house from the road. There is a gate to the side that provides access to a line of 4 brick outbuildings providing storage and access into the rear garden. The beautiful rear garden is accessed at both ends of the house and is laid mainly to lawn with a large paved terrace area to the rear of the house. It is perfect for alfresco dining in the sun with paved steps taking you down to the lawned area are flanked by mature stocked flower beds. The garden will be enclosed on all sides by fencing with some mature trees, plants and shrubs dotted around the left perimeter.



