

5 Manor Fields, London Road, Southborough





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Elegant Sacious 3-Bedroom Apartment With Spectacular Countryside Views

Accommodation Summary

- First floor apartment, with lift, in exclusive building
 - 3 bedrooms, 2 en-suite
 - Living/dining room
 - Kitchen/breakfast room
- Sit on balcony and large well maintained communal garden
 - Garage and parking
 - Spectacular countryside views
 - Sought after village location
 - Chain free



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This immaculate apartment sits on the first floor of its impressive Millwood Designer Homes building, which is quietly tucked away down a private road.

A driveway with neat detached garage blocks fronts the impressive building, its covered communal entrance flanked by lawned areas and stocked lavender beds.

The smart communal entrance secured by an answer phone system leads you through its shared hallway with lift facilities.

The apartment's private front door opens into a wide entrance hallway with neutral décor and fitted cupboards for storage.

First on the right is the master bedroom suite, its large rear window offering far reaching countryside views. It also has a glazed door that leads out onto a sit on balcony, a perfect spot for your morning coffee. A triple fitted wardrobe and an en-suite bathroom with a separate shower cubicle add to the feeling of luxury that the room certainly delivers on.

Next door the third bedroom has French windows that open onto the balcony, making it a versatile space that could alternatively be used as a home office, or separate dining room.

The living/dining room, with its stone fireplace and large window with countryside views to take your breath away, has ample room for deep sofas making it the perfect space to relax and entertain in. There is also a glazed door for balcony access.

Opposite, the kitchen/breakfast room is spacious and fully equipped with glossy cream cabinets contrasting beautifully with the blue tiled splash backs. The Bosch integrated appliances include a washer/dryer and a dishwasher and the dual aspect windows brighten the space, which is more than big enough for a table and chairs.

The second bedroom, also a generous sized double, with fitted wardrobes and a modern en-suite shower room, completes the apartment.

The large lawned communal garden at the rear is the perfect setting for the open countryside views to the rear.

With open countryside on its doorstep and within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home is a must see!





Communal Front Entrance Door with glazed top light and answer phone system which opens to:

Communal Entrance Hall with tiled flooring, secure mailbox, lift and stairs to the first floor and a part glazed door which opens to the apartment's own:

Private Entrance Door opening into:

Entrance Hall: video entry system and alarm control panel, storage cupboard housing meters, storage cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Bedroom 1/Master Bedroom: 13'8 x 10'9 rear aspect double glazed window with open countryside views, side aspect glazed door opening onto the sit on balcony, triple mirrored sliding door wardrobes with hanging rails and shelving, radiator and door opening into:

En-suite: panel enclosed bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, tiled flooring and heated towel rail.

Bedroom 3: 10'10 x 10'6 rear aspect double glazed windows, rear aspect French doors opening into the sit on balcony and radiator.

Living/Dining Room: 19'9 x 13'8 front and rear aspect double glazed windows, side aspect glazed door opening onto the sit on balcony, stone fireplace surround and hearth with inset gas coal effect fire and radiators. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

Cloakroom: side aspect opaque double glazed window, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled flooring and radiator.

Kitchen/Breakfast Room: 16'11 x 10'4 front aspect double glazed window, side aspect part opaque double glazed window, 1 ½ stainless steel sink with drainer and mixer tap, integrated Bosch dishwasher, integrated Bosch washing machine and dryer, integrated Bosch oven, 4 ring Bosch gas hob, stainless steel extractor, integrated Bosch microwave, integrated fridge/freezer, tiled flooring and radiators. The kitchen has plenty of worktop space and a good selection of glossy cream eye and base level units with a wall unit housing the boiler. There is space for a table and chairs.

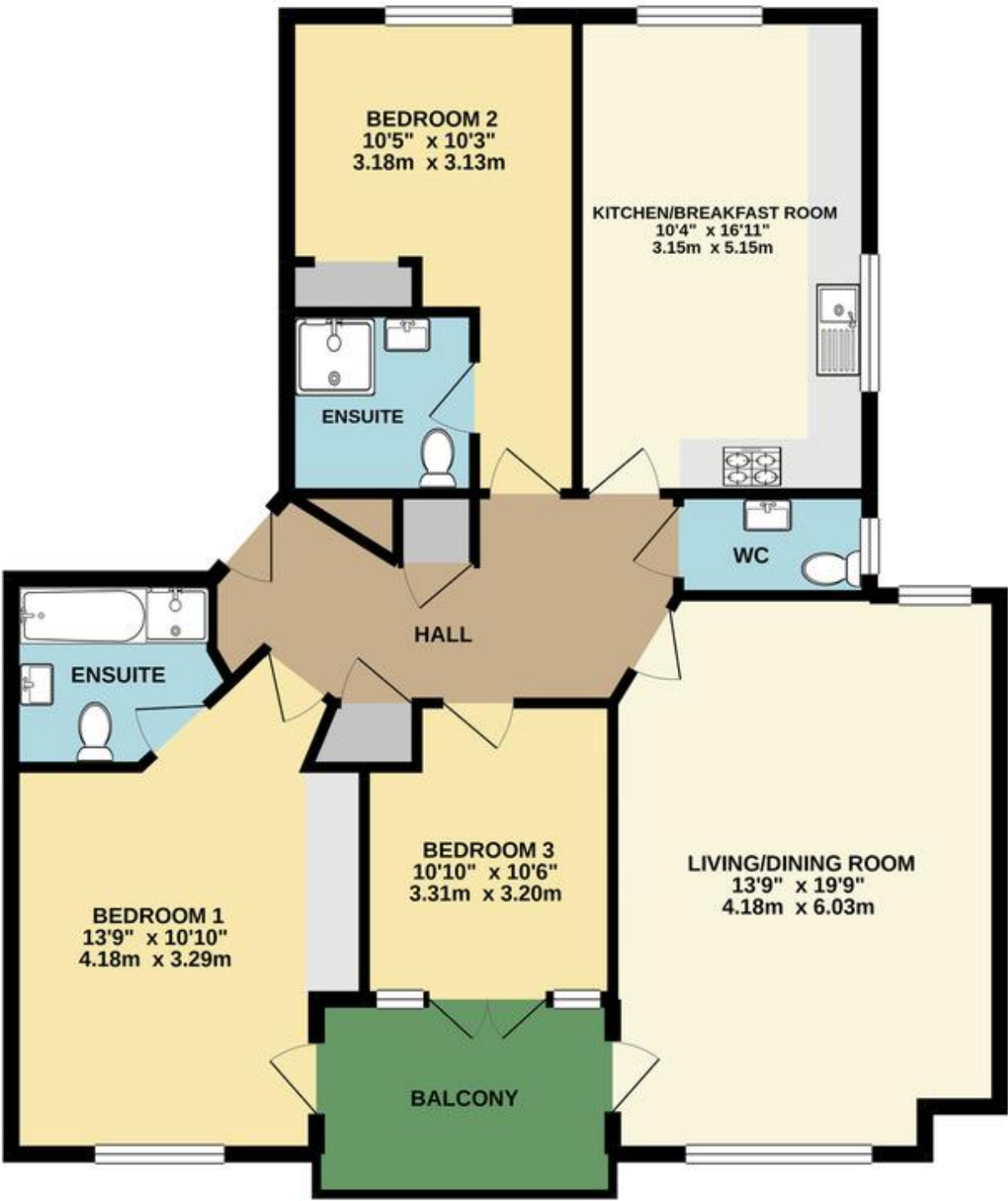
Bedroom 2: 10'5 x 10'3 front aspect double glazed window, mirrored sliding door double fitted wardrobe with hanging rail and shelf, radiator and door opening into:

En-suite: shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, linoleum flooring, heated towel rail and part tiled walls.

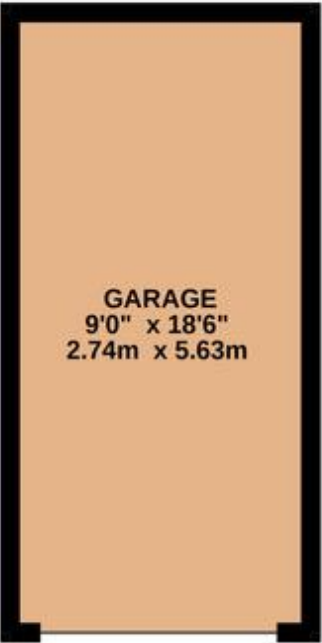
Outside: The building is accessed via a private road to a hard surface driveway with block brick parking spaces sat in front of detached garage blocks. There are stocked flower beds and areas of lawn to the front of the building with a paved pathway leading to a covered communal entrance with columns and the communal entrance door. To the rear, accessed from both sides, there is a large lawned garden with hedging and wooden fencing at all perimeters. There is also a single garage with a remote controlled up and over door and parking in front.



1ST FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



GROUND FLOOR
166 sq.ft. (15.4 sq.m.) approx.



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

TOTAL FLOOR AREA : 1152sq.ft. (107.0 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: Share of Freehold

Service Charge: £3,471.00 P/A - covers building insurance, building plus garden maintenance and lifts etc.

Freeholder: Moorfields Co Ltd.

Managing Agent: Leasehold Management Ltd.

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,293.00) / EPC: C (80)

Area Information: Southborough, Tunbridge Wells

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 Manor Fields' 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. Manor Fields 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.





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