

# 30 Pinewood Gardens, Southborough









# 30 Pinewood Gardens, Southborough TN4 0NN

*Beautiful Detached 4-Bedroom Family Home*

## **Accommodation Summary**

- Detached house in popular location
  - 4 bedrooms
  - Living room
  - Dining room
  - Conservatory
- Newly fitted kitchen/breakfast room
  - Spacious home office
  - Large bathroom
- South east facing garden
- Off-street parking for 2 vehicles



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Set back from the road behind a neat paved driveway, a fenced lawned garden to the side, this double bay fronted house delivers plenty of kerb appeal.

A beautiful covered part glazed entrance door opens into a welcoming entrance hall, with glimpses of the leafy garden to the rear.

On the left is the generous home office with a view over the quiet street.

Opposite, the living room is effortlessly elegant with its deep bay window flooding the room with light. A handsome stone fireplace adds homely warmth and the room stretches seamlessly into the dining room behind.

The graceful dining room also benefits from a beautiful fireplace for intimate dining experiences. It is brightened by its rear windows and part glazed door that opens into the conservatory.

The sun-drenched conservatory with wrap around glass and a glazed roof is the perfect spot to relax in and enjoy glorious garden views.

Returning to the hallway, past a useful guest cloakroom, is the bright kitchen/breakfast room at the back of the house. It delivers wonderful cooking facilities with plenty of bespoke cabinets providing ample storage space, with a sink under the window letting you watch the children play as you prepare dinner. For family and entertaining, there is lots of space and French windows open off the dining area onto the paved terrace, perfect for alfresco dining.

The first floor boasts four great bedrooms, the back bedrooms delivering great garden views and beautiful birdsong. All have large windows making them bright and welcoming spaces.

A generously sized modern family bathroom with freestanding bath and separate shower cubicle completes the floor.

Outside, a sunny and broad garden is laid mainly to lawn with mature flowers, shrubs and trees framing its boundaries. It is fully enclosed offering a safe sanctuary for children and pets and has a wonderful tree screened backdrop delivering privacy and access to the wooded area behind.

This immaculate home has been sensitively planned for modern family life. It is also set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links, making it ideal for a growing family. A must see!







**Brick arched storm porch with tiled step, part opaque glazed entrance door and opaque top light panel above, which opens to:**

**Entrance Hall:** front aspect opaque windows, wooden flooring, fitted low level cupboard housing electricity meter and fuse box, under stair storage cupboard, radiator and doors opening into:

**Home Office:** 8'10 x 12'8 front aspect double glazed window, loft ceiling hatch into storage space with front aspect circular window, wooden effect flooring and radiator.

**Cloakroom:** low level WC, slimline vanity unit with mixer tap, tiled flooring, part tiled walls and extractor fan.

**Living Room:** 11'1 x 16'8 front aspect double glazed bay window with views of the street beyond, limestone fireplace with cast iron basket, wooden flooring, radiator and opening into:

**Dining Room:** 9'5 x 15'1 wooden flooring, radiator in decorative cover, limestone fireplace with period surround, fire basket and granite hearth, rear aspect windows, rear aspect part glazed door opening into:

**Conservatory:** 9'5 x 11'2 side aspect full height windows, rear aspect glazed sliding doors, glazed sloping roof and tiled flooring.

**Kitchen/Breakfast Room:** 16'9 x 12'8 rear aspect double glazed window, integrated Neff oven, 4 ring gas hob, stainless steel extractor fan, integrated slimline dishwasher, space for fridge/freezer, large porcelain sink with drainer and mixer tap over, space for tumble dryer, space and plumbing for washing machine, wooden effect flooring, tiled splash backs and radiator. The kitchen has plenty of wooden worktop space and a good selection of bespoke Woodworks base level units. The dining area has ample room for a table and chairs and rear aspect French windows that open onto the garden terrace.



**Stairs up to first floor landing with side aspect double glazed window, radiator, ceiling loft access hatch opening into the fully boarded and insulated loft and doors opening into:**

**Bedroom 1:** 11'1 x 16'8 front aspect double glazed bay window with views of the street and radiator.

**Bedroom 2:** 11'1 x 15'1 rear aspect double glazed window with views of the garden, feature fireplace with painted wooden mantle and radiator.

**Bedroom 3:** 8'10 x 12'8 rear aspect double glazed window overlooking the garden, wooden effect flooring and radiator.

**Bathroom:** rear aspect opaque double glazed window, freestanding double end roll top bath with mixer tap and hand held shower attachment, corner shower cubicle with wall mounted shower attachment, pedestal wash hand basin, low level WC, part mid height wall panelling, heated towel rail and wooden effect flooring.

**Bedroom 4:** 6'4 x 9'2 front aspect double glazed window overlooking the street, wooden effect flooring and radiator.

**Outside:** to the front of the property is a paved off road driveway with parking for two cars with perimeter wooden picket fencing to the front with an area of lawn with some planting behind and a wooden fenced perimeter to both sides. To the rear is a garden laid mainly to lawn with a paved terrace area and a wooden shed for storage at the rear. It is fenced at all perimeters with a rear wooden gate for access into the wooded area behind. There are a variety of mature trees and stocked flower beds edging the lawn and a decorative slate flower bed beside the paved terrace.

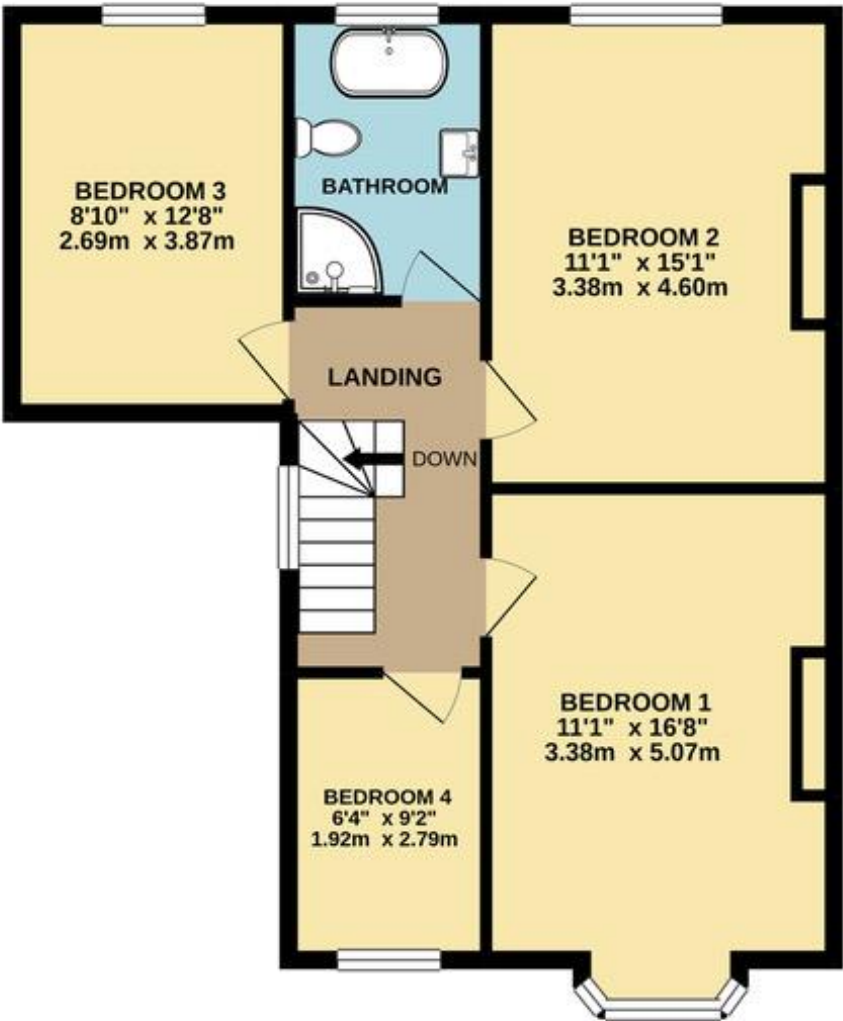




GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



| 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>                            | 54      | 66        |
| (21-38) <b>F</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>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  | 55      | 66        |
| (21-38) <b>F</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 : 1504 sq.ft. (139.8 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 F (£2,709.00)

EPC: D (54)

#### 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 Pinewood Gardens' 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. Even closer to Pinewood Gardens, is the open green space of the Ridgeway Playing Fields which provide lots of room for kids to play, games of football and dog walking. 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. Pinewood Gardens 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.





