

20a Doric Avenue, Southborough





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Pretty Period 3-Bedroom Detached Chalet Style House

Accommodation Summary

- Detached chalet style house
 - 2 double bedrooms
 - Bedroom 3/study
- Kitchen/dining room
- Separate utility room
 - Living room
 - Bathroom
 - Shower room
- Front and rear gardens
 - Off road parking



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Screened by neat hedging this beautiful home's corner position and wrap around garden delivers plenty of kerb appeal.

The layout and flow of the house is fabulous with rooms opening off the spacious hallway at every angle. Its warm oak flooring seamlessly connects the ground floor rooms, increasing the sense of space and light.

First on the right is the kitchen/dining room, its French doors flooding the space with light and giving glorious front garden views as you dine. It has a charming country kitchen feel and is well equipped with an Aga and a separate pyrolytic (self cleaning) fan oven. Beautiful Quartz counter tops compliment the shaker style cabinets and the wall units are glazed adding yet more character.

A useful utility room to the rear, with space and plumbing for appliances and open wooden shelving, also has access into the rear garden.

Returning to the hallway and opposite is bedroom two with shuttered dual aspect windows and a pretty period fireplace. It is a generous double with a fitted cupboard for storage.

Next door is the stylish living room which is a welcoming space with wooden flooring, smart shuttered window and a wood burning stove adding character and warmth in the colder months. Shuttered French doors open from a bay into the side garden.

Beyond is bedroom three which is currently set up as a home office, but it would also make a good playroom, making it a very versatile space.

Along the hallway is the modern bathroom with slate flooring which also encloses the bath, adding a contemporary feel to the bright room.

Climbing the stairs to the first floor with a ceiling Velux, the principal bedroom is vast and welcoming. More warm wooden flooring contrasts beautifully with the neutral walls and there is a double fitted wardrobe, open shelving and an eaves cupboard for storage.

Completing the house is a large shower room with pretty blue tiling on two walls, a double shower cubicle and underfloor heated tiled flooring.

Outside there are paved terraces at the front and the rear, perfect for alfresco dining. It is a sunny west facing garden with an area of lawn at the rear and pretty decorative stocked beds to the front and side. There is a wooden shed and a brick storeroom for garden equipment and a pretty summer house for relaxing. The garden is fully enclosed and secure with a mix of perimeter hedging and close boarded fencing, making it ideal for kids and pets. There is also an off street block brick parking space which is accessible from the garden and the street.

This bright, immaculate home is in a sought after location with all your first-class schooling and transport needs on your doorstep, making it the perfect home. A must see!





Part glazed entrance door opening into:

Entrance Hall: front aspect windows, solid oak wooden flooring, fitted mid height cupboard housing the meter, double radiator and door opening into:

Kitchen/Dining Room: 15`3 x 10`7 front aspect double glazed window, front aspect French doors, side aspect Velux window, eye and base level units, part glazed, Quartz counter tops, butler sink with mixer tap, integrated Neff dishwasher, recess space for fridge/freezer, Rangemaster extractor, Aga oven, stainless steel splashback, fitted John Lewis pyrolytic fan oven, 4 ring John Lewis induction hob, solid oak wooden flooring, column double radiator and door opening into:

Utility: rear aspect part glazed door opening into the garden, open wooden shelving, space and plumbing for appliances, wall hung Worcester boiler, solid oak wooden flooring and ceiling loft access hatch.

Bedroom 2: 12`10 x 12`10 front and side aspect double glazed windows with Plantation shutters, fireplace, fitted cupboard with shelving and cupboards over, solid oak wooden flooring and double radiator.

Living Room: 15`1 x 13`11 rear aspect double glazed window with Plantation shutters, side aspect French doors with Plantation shutters, fireplace with wood burning stove and slate hearth, solid oak wooden flooring and double radiator.

Bedroom 3/Study: 9`1 x 10`2 rear aspect double glazed window, solid oak wooden flooring and double radiator.

Bathroom: side aspect opaque double glazed window with Plantation shutters, high level WC, vanity unit with wash hand basin over and cupboard under, slate panel enclosed bath with mixer tap and hand held shower attachment, heated towel rail and slate flooring with underfloor heating.

Stairs, which are spiral, with treads made of solid oak, up to first floor landing with rear aspect Velux window and doors opening into:

Bedroom 1: 15`9 x 13`2 rear aspect double glazed window with Plantation shutters, open shelving, fitted wardrobe with hanging rail and several shelves, plentiful eaves storage, solid oak wooden flooring and double radiator.

Shower Room: side aspect Velux window, tiled flooring with underfloor heating, part tiled walls, pedestal wash hand basin, heated towel rail, shower cubicle with rainwater shower head and low level WC.

Outside: The property is screened from the road by hedging with a wooden gate opening onto a paved pathway with decorative stocked flower beds to each side and some planting near the house. There is a paved terrace to the front of the kitchen/dining room and a further paved terrace to the rear. The rear garden is west facing and is fully enclosed by a mix of hedging and fencing, has an area of lawn, some planting, a brick storage room with electricity, a wooden shed and a wooden summerhouse. The summer house has an additional large cupboard accessed from the drive A wooden gate leads onto the off road parking space.





GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(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			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			59
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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Off Road Parking Space: block brick driveway with space for one car.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,311.14) /EPC: D (58)

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 Doric Avenue'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. Doric Avenue 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 in 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, which is the easiest to get to from Newhaven, 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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