

19 Pinewood Gardens, Southborough





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Spacious Bright 4-Bedroom Detached House

Accommodation Summary

- Detached house in popular location, with short onward chain
 - 2 large reception rooms
 - Modern kitchen/dining room
 - 4 bedrooms
 - Integral garage
- Off street parking for 2 vehicles
 - Large sunny garden
 - Good transport links
- Catchment area for good schools
- Development opportunity (subject to planning)



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This fantastic family home is set back from its quiet cul-de-sac by a low brick wall that fronts a neat lawned garden.

It has a smart red brick and part hung tile exterior with an off-street driveway for 2 cars and garage attached and to the right.

A covered part opaque glazed door opens into a bright entrance hallway with an under stairs storage cupboard to keep the space clutter free.

To the left light pours into the living room through its large bay window overlooking the street. It is a welcoming space with a beautiful tiled fireplace adding character and warmth in the colder months.

Behind is the dining room with rear aspect windows and French windows giving access to the garden and bringing views of the garden in. It also benefits from a handsome Limestone fireplace with gas effect fire.

Next door the kitchen/breakfast room is light and spacious with plenty of cupboards, worktop space, an integrated oven and hob and ample room for additional appliances. It has a walk-in larder and room for a table and chairs.

Beyond is the lobby area with access to the garden, the integrated garage, useful guest cloakroom and boot room. It is perfect for muddy boots and paws but is also ripe for a renovation to reconfigure the kitchen space.

Returning to the hallway the stairs take you up to a wide landing with an airing cupboard, a cloakroom and access to the part boarded loft with development potential.

The master bedroom, with a wall of wardrobes, and three further bedrooms are all beautifully presented, spacious and light. The bathroom is fresh and modern with a shower over the bath and there is a separate cloakroom.

Outside at the rear, a paved terrace, perfect for alfresco dining, sits at the back of the dining room and fronts a large lawned area edged by mature stocked flower beds. It is fully enclosed on all sides by wooden fencing making it a safe sanctuary for pets and children.

This bright, spacious home set in its quiet village location with all your first-class schooling and transport needs on your doorstep is perfect for a growing family. A must see!





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

Entrance Hall: front aspect opaque windows, under stair storage cupboard, radiator and doors opening into:

Living Room: 14`5 x 14`2 front aspect double glazed bay window with views of the street beyond, tiled fireplace and hearth with cast iron basket, alcove low height fitted cupboards with wall shelving above and radiators.

Dining Room: 11`8 x 18`1 rear aspect double glazed windows, French windows, limestone fireplace and hearth with coal gas effect for insert and radiator.

Kitchen/Breakfast Room: 10`9 x 14`9 rear aspect double glazed window, integrated Neff oven, 4 ring electric hob, inbuilt extractor fan, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, stainless steel sink with drainer and mixer tap, tile effect flooring, fitted cupboard with shelving and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units. There is room for a table and chairs, walk in larder with shelving and door opening into:

Lobby: side aspect opaque part glazed door and doors opening into:

Cloakroom: rear aspect opaque window, low level WC, wall hung wash hand basin and tile effect flooring.

Boot Room: side aspect opaque window and space for storage.

Integral Garage: 9 x 18`3 side aspect opaque window, front aspect up and over door, lighting and electricity.

Stairs up to first floor landing with ceiling loft access hatch opening into the part boarded loft, airing cupboard housing the water cylinder with shelving for linen and doors opening into:

Bedroom 1: 15`5 x 14`2 front aspect double glazed bay window with views of the street, wardrobes with hanging rails and shelves and radiator.

Bedroom 2: 10`9 x 14`9 rear aspect double glazed window with views of the garden, feature tiled fireplace, fitted wardrobe and radiator.

Bedroom 3: 11`8 x 11`6 rear aspect double glazed window overlooking the garden, feature tiled fireplace and radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, wall hung wash hand basin with mixer tap, and tile effect flooring.

Cloakroom: side aspect opaque window, low level WC and tile effect flooring.

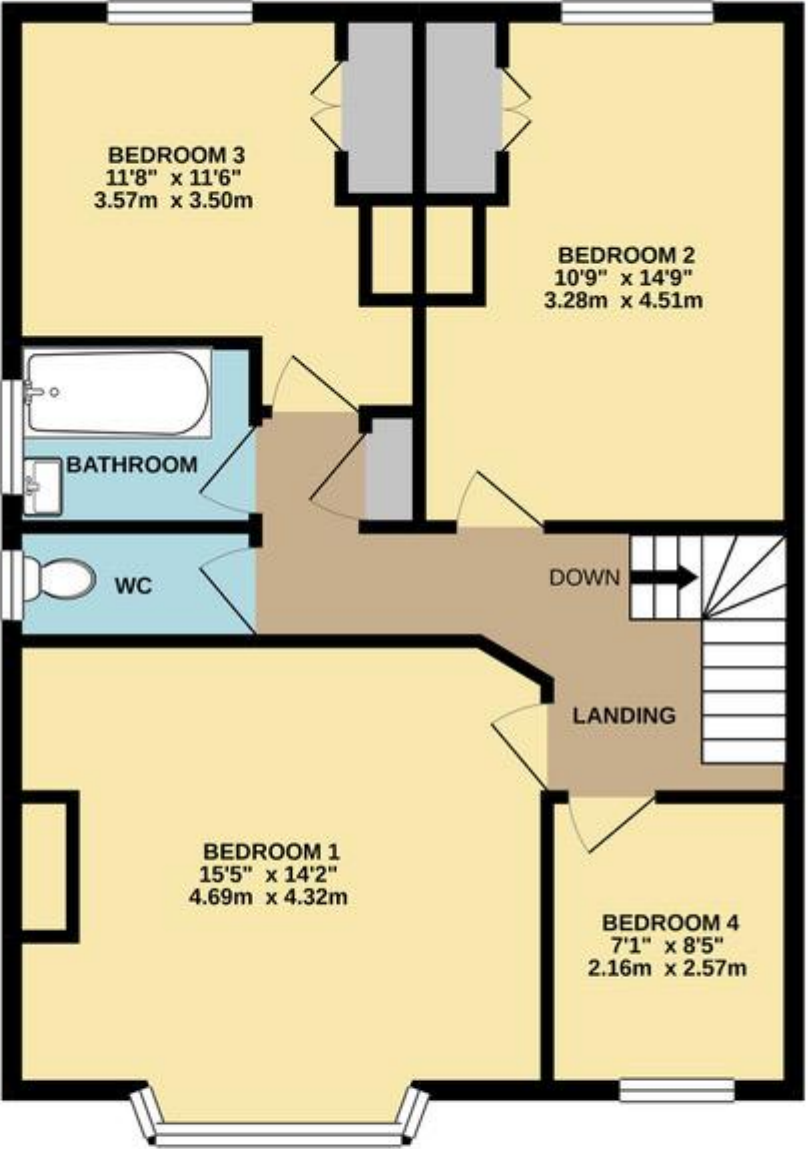
Bedroom 4: 7`1 x 8`5 front aspect double glazed window overlooking the street.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

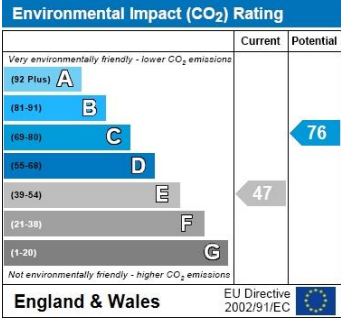
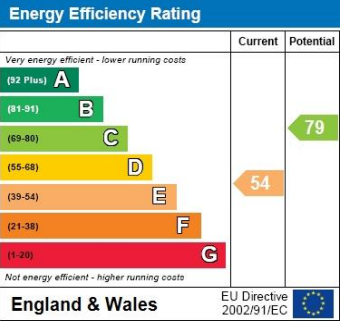


1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.1 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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Outside: to the front of the property double iron gates open to a paved driveway with parking for two cars with a low height brick wall perimeter 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 stocked mature flower beds. It is fenced at all perimeters and there is a side wooden gate for front street access.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,709.00) / EPC: E (54)

Area Information: Southborough, Tunbridge Wells - 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 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.



