

13 Pennington Road, Southborough





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Stylish Spacious 5-Bedroom Family Home

Accommodation Summary

- Detached house
- 5 bedrooms, 1 en-suite
 - Living room
- Kitchen/breakfast room
 - Conservatory
 - Dining room
 - Home office
 - Utility room
- Garage, driveway and gardens
- Sought after village location



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This fantastic house is set back from its popular road by a driveway and a landscaped garden, with lush green lawns and a variety of colourful plants, flowers and shrubbery.

A smart exterior of brick, red hung tiles and long canopied porch entices you in, with a garage sat neatly to the side.

Stepping into the beautiful hallway you are immediately aware that the property is interior designed owned, its light filled interior showcasing a sumptuous elegant palette of colour.

To the left is a useful guest cloakroom and a much need home office.

Opposite is the living room. It is a welcoming space with wooden flooring, shuttered window and a wall mounted wood burning stove, perfect for cosy nights in.

Opening to the rear is the fabulous glazed conservatory. It is also accessed directly off the kitchen/breakfast room and overlooks the garden bringing the outside in and offering comfort and play in equal measure as you are warmed by the sun.

The kitchen/breakfast room is light and spacious with plenty of cupboards and worktop space with a breakfast bar overhang for your morning coffee. An opening in the wall above the sink gives unobstructed views into the conservatory and garden beyond. There is space for an American style fridge/freezer, an integrated double oven in a tall housing unit and a gas hob with stainless steel extractor above. The dimensions of the room cleverly define a seating area letting you chat to family and friends as you prepare dinner.

Off the kitchen is a separate spacious utility room with another sink for paws and muddy boots, more storage units and space and plumbing for appliances.

At the rear is the dining room, currently set up as a bedroom, which is conveniently placed next to the kitchen. It has warm wooden flooring and French doors that can lie open in the warmer months.

Returning to the hallway and climbing the stairs, which are flooded with light from a large picture window, you reach five bedrooms.

The master bedroom suite at the far end enjoys double aspect window views and light, a walk-in dressing room and a large en-suite bathroom.

There are four further bedrooms, three of which are generous doubles, all beautifully presented, spacious and light with large windows.

Completing the floor is the family bathroom which has a shower over its bath.

The rear garden has been beautifully planted with a variety of plants and shrubbery dotted around its lawned area. Mature hedging, trees and plants afford great privacy while its large paved terrace that sits at the back of the house is perfect for summer entertaining. There is a wooden shed and a double garage for storage too.

This substantial family home, set on a popular residential street, is only a short walk from local shops, sought after schools and excellent transport links, making it ideal for a growing family. It also has open countryside on your doorstep. A must see!



Open covered porch with entrance door opening into:

Entrance Hall: mid-height wood panelling on walls, wooden flooring, storage cupboard, radiator and door opening into:

Cloakroom: low level WC and wash hand basin.

Home Office: 8'8 x 7'7 front aspect double glazed window, wooden flooring and radiator.

Living Room: 11'1 x 21'3 front aspect double glazed window with Plantation shutters, wooden flooring, wall hung wood burning stove, radiator, shelving, internal glazed doors and windows opening into:

Conservatory: 31'4 x 8'6 rear and side aspect double glazed windows, rear aspect French doors opening into the garden, glazed roof, wooden flooring, radiator and door opening into:

Kitchen/Breakfast Room: 19'4 x 10 wooden flooring, radiator, tiled splashback, stainless steel extractor, space for American style fridge/freezer, integrated double oven in tall housing unit, integrated microwave in eye level housing, gas hob, integrated dishwasher, countertop with drainer, inset sink with mixer tap and breakfast bar overhang with space for three bar stools. There is an opening in the wall through to the conservatory, room for seating and doors opening into:

Dining Room: 14'3 x 9'10 rear aspect double glazed picture windows, rear aspect French doors opening into the garden, wooden flooring and radiator.

Utility Room: wooden flooring, tiled splashback, space and plumbing for appliances, eye and base level units, full height storage cupboard, counter top, sink with mixer tap over and radiator.

Stairs up to first floor landing with front aspect double glazed picture window, radiator, ceiling loft access hatch with drop down ladder, fitted cupboard, fitted cupboard housing the water cylinder with shelving for linen and doors to:

Bedroom 1/Master Bedroom: 15'8 x 24'11 front and rear aspect double glazed windows, eaves storage cupboard, radiator and doors opening into:

Dressing Room: with space for storage.

En-suite: front aspect opaque double-glazed window, wall hung vanity unit with wash hand basin and mixer tap over and drawer under, tiled walls, tiled flooring, concealed cistern WC and shower cubicle with wall mounted shower attachment.

Bedroom 2: 10'11 x 11'10 rear aspect double-glazed window, fitted wardrobe and radiator.

Bedroom 3: 11'3 x 8'1 front aspect double glazed window, fitted wardrobe and radiator.

Bedroom 4: 10'3 x 10'3 rear aspect double-glazed bay window and radiator.

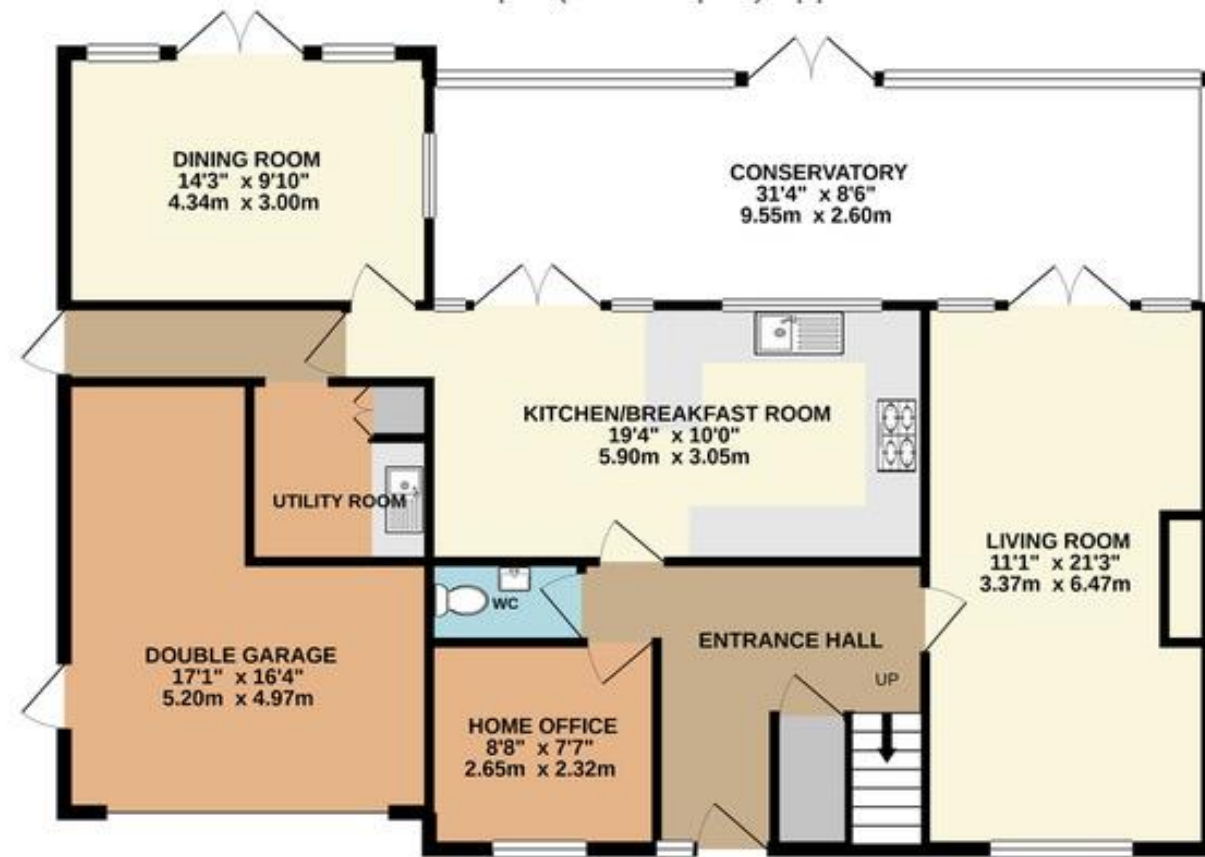
Bedroom 5: 8'10 x 10'4 rear aspect double-glazed window, fitted wardrobe and radiator.

Bathroom: front aspect opaque double-glazed window, panel enclosed bath with mixer tap and wall mounted shower fitting, glass shower bath screen, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, tiled flooring and heated towel rail.

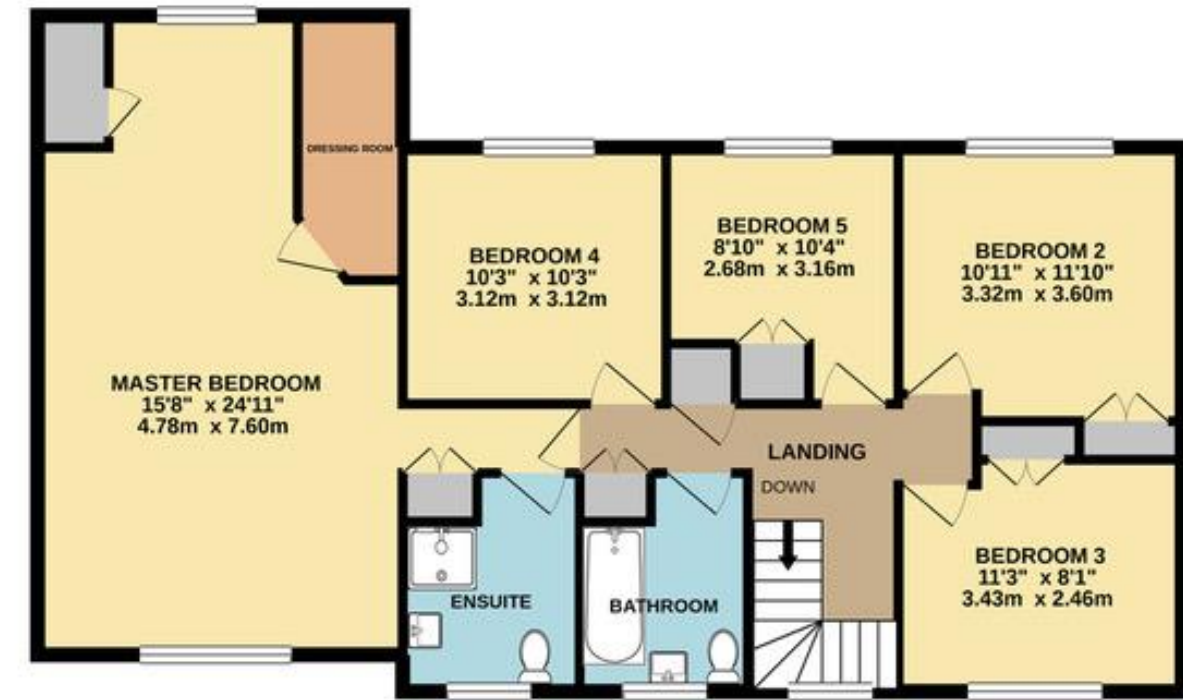
Outside: The house is approached via a hard surface driveway with parking for two cars. There is a landscaped garden with a variety of planting and areas of lawn. A side wooden gate provides rear garden access.



GROUND FLOOR
1403 sq.ft. (130.3 sq.m.) approx.



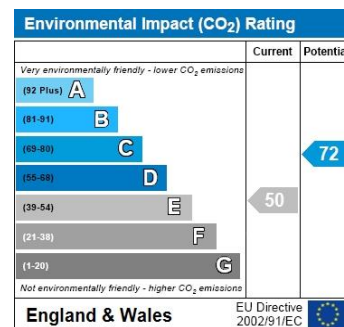
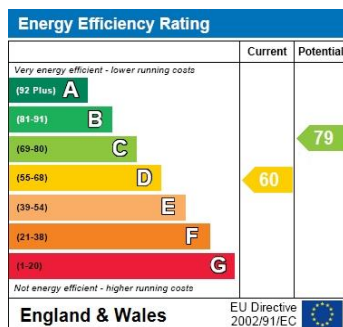
1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



APPROX 228.3 SQ.M INCLUDING GARAGE

TOTAL FLOOR AREA : 2457sq.ft. (228.3 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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To the rear the garden is mainly laid mainly to lawn with a paved terrace area to the rear of the house. There are a variety of shrubs trees and stocked flower beds and it is enclosed on all sides by mature trees, hedging, shrubs and wooden fencing bordering the perimeters.

Garage: 17`1 x 16`4 side aspect pedestrian door, front aspect up and over door, lighting and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£2,675.55) / EPC: D (60)

Area Information: Southborough, Tunbridge Wells, Kent

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough`s location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you`re a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Pennington Road is also within the catchment areas for the 6 highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. 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 only 2.5 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 35 minute journeys. If that isn`t enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. The A21, which provides a direct link onto M25 and other motorways, is a few minutes` drive away from Southborough.



