

3 Holly Hill, Vauxhall Lane, Southborough









# 3 Holly Hill, Vauxhall Lane, Southborough TN4 0XD

*Substantial 5-Bedroom Detached Family Home With Idyllic Gardens*

## **Accommodation Summary**

- Detached house with large garden
  - 5 double bedrooms, 1 en-suite
- Master bedroom suite with dressing room
  - 3 reception rooms
  - Home office
- Kitchen/breakfast room
  - Utility room
- Bathroom, en-suite and shower room
  - Double garage and driveway
- Beautiful gardens and above ground swimming pool



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This fabulous house, lovingly owned by the same family for nearly three decades, offers spacious and flexible accommodation, surrounded by beautiful open countryside.

A driveway sweeps upwards, past a detached garage, through a canopy of trees with areas of lawn and a variety of mature greenery screening and surrounding the property.

The house offers exceptional family friendly living with beautiful gardens and open farmland views to the rear. However, it also offers you the best of both worlds as it has first-class schooling and excellent transport links on its doorstep, making it the perfect family home.

A large gabled porch welcomes you in, with plenty of space for coats and shoes, and a useful guest cloakroom to the side.

The wide entrance hallway has living rooms running of it at every angle, offering a spacious layout that is ideal for family life.

To the left is the large home office, brightened by its double aspect windows, with fitted bespoke cabinetry for storage.

At the rear the spacious living room's honey toned parquet floor is dappled in sunlight from its windows and French doors, the rear ones framing the lush rear garden. An open fire with brick surround and tiled hearth adds warmth and character in the colder months. Internal doors opening into the dining room can lie open giving you plenty of entertaining space.

Next door the dining room, conveniently placed next to the kitchen, has its own set of French doors opening onto the garden terrace, bringing views of the garden in.

The kitchen/breakfast room is substantial and beautiful with room for a sofa as well as a large table and chairs. A raised breakfast bar, with space for up to four bar stools, lets you chat to family and friends as you prepare dinner. There is an expanse of bespoke wooden cabinetry, topped with contrasting granite work surfaces, that house integrated appliances such as the Neff double ovens and Bosh dishwasher. It is a wonderfully bright room with large double aspect windows and a side aspect door that gives garden and driveway access.

Off the kitchen is a separate utility room with another sink for muddy boots and paws and beyond, another cloakroom.

The family room at the rear provides ample space for large sofas to curl up in at the end of a long day.

Returning to the hallway the carpeted stairs take you up to a landing which has access into the loft and an airing cupboard with shelving for linen.

The tranquil master bedroom suite to the far right has glorious garden views to the rear, a separate dressing room with fitted wardrobes and access into its en-suite bathroom at the front.

There are four further bedrooms, all of which have fitted wardrobes, and all with large windows delivering leafy green views.

A family bathroom with a bath with back lit panelling and a separate shower cubicle and a further shower room complete the floor.

The garden is a visual delight with open farmland to the rear delivering picturesque unobstructed views. At the back of the house are paved terraces, perfect for alfresco dining and relaxing in the southerly sun. The lawns are manicured and there is a beautiful mix of fruit trees, mature stocked beds and perimeter hedging and shrubbery. A wooden summer house sits next to an above ground swimming pool with decked platform and there is a wooden shed for garden equipment. The garden is fully enclosed, secluded and secure with perimeter high mature hedging and shrubs and close boarded fencing, making it ideal for kids and pets.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. A must see!







**A gable roofed enclosed porch with side aspect double glazed window tiled flooring, radiator and door opening into:**

**Cloakroom:** side aspect double glazed window, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard under, tiled flooring and radiator.

**Internal glazed door opening into:**

**Entrance Hall:** wooden parquet flooring, under stair storage cupboard, radiator and doors opening into:

**Home Office:** 11'11 x 14'4 front aspect double glazed bay window, side aspect double glazed window, fitted shelving unit with cupboards below and radiator.

**Living Room:** 20'8 x 13'11 side aspect double windows, rear aspect picture windows, rear aspect French doors opening into the garden, brick enclosed fireplace with tiled hearth and wooden mantle over, wooden parquet flooring, radiator and internal folding doors opening into:

**Dining Room:** 14'2 x 13'11 rear aspect picture windows and French doors opening into the garden, wooden parquet flooring, radiator and serving hatch and circular wall opening into:

**Kitchen/Breakfast Room:** 22'5 x 19'10 front and side aspect double glazed windows, side aspect door giving garden and driveway access, stainless steel extractor, 5 ring gas hob, integrated Bosch dishwasher, integrated Neff double ovens in tall housing unit, integrated fridge/freezer, inset stainless steel 1 ½ bowl sink with mixer tap and tiled flooring with underfloor heating. The kitchen has plenty of granite worktop space and splash backs and a good selection of bespoke wooden eye and base level units with plate rack, pan drawers, open shelving, a raised breakfast bar with space for up to 4 bar stools, larder cupboard with electricity and space for an appliance and shelving and doors opening into:



**Utility Room:** butler sink with mixer tap, tiled flooring, space and plumbing for appliances, counter top and eye and base level cupboards, part glazed.

**Cloakroom:** low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, wall mounted Worcester boiler and tiled flooring.

**Family Room:** 13'3 x 14'11 rear and side aspect double glazed windows, wooden effect flooring and radiator.

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

**Bedroom 1/Master Bedroom:** 13'3 x 19'8 rear aspect double glazed window, side aspect opaque double glazed windows, radiator and door opening into:

**Dressing Room:** 11'4 x 9 wardrobes, part mirrored, with hanging rails and shelves, radiator and door opening into:

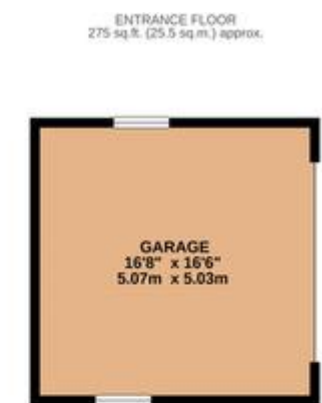
**En-suite:** front aspect double glazed window, part tiled walls, tiled flooring with underfloor heating, vanity unit with tiled counter top, two wash hand basins with mixer taps over and cupboards under, concealed cistern WC, heated towel rails and double walk in shower cubicle with hand held shower attachment and rainwater shower head.

**Shower Room:** front aspect double glazed window, heated towel rail, wooden effect flooring, vanity unit with shelving, cupboard and wash hand basin, concealed cistern WC and shower cubicle with wall mounted shower.

**Bedroom 2:** 11'7 x 16'9 rear aspect double glazed window, fitted wardrobes with part glazed doors, shelving and hanging rails and radiator.



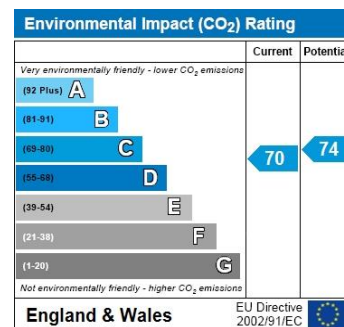
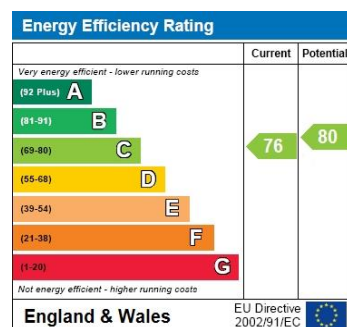




APPROX 275 SQ.M EXCLUDING GARAGE

TOTAL FLOOR AREA : 2960sq.ft. (275.0 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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**Bathroom:** front aspect double glazed window, vanity unit with wash hand basin with mixer tap over and drawers and cupboard under, concealed cistern WC, bath with mixer tap and backlit panelling, heated towel rail, part tiled walls and shower cubicle with wall mounted shower attachment.

**Bedroom 3:** 11'11 x 15 side and rear aspect double glazed windows, wash hand basin, sliding door fitted wardrobe with hanging rail and shelf and radiator.

**Bedroom 4:** 11'11 x 13'3 front and side aspect double glazed windows, wash hand basin, sliding door fitted wardrobe with hanging rail and shelf and radiator.

**Bedroom 5:** 11'3 x 11'11 rear aspect double glazed window, sliding door fitted wardrobe with hanging rail and shelf and radiator.

**Outside:** To the front of the property a shared hard surface shared driveway leads up to a hard surface private parking area for several cars with areas of lawn, trees and planting. Block brick steps with a low level brick wall with planting around lead up to the tiled covered entrance. There are iron gates to both sides giving rear garden access. To the rear is a garden laid mainly to lawn with paved terraces at the rear of the house, wooden shed, stocked flower beds, fruit trees, trees, plants, flowers and shrubs. There is an above ground swimming pool with decked platform and summer house placed discretely to the side. The south facing rear garden is enclosed on all sides by mature hedging, shrubs, trees and close boarded fencing with open farmland views to the rear.

**Garage:** 16'8 x 16'6 with side aspect windows, front aspect up and over door, lighting and electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,126.00)

EPC: C (76)

Roof solar panels to generate cost effective energy





