

High Trees, 64 Kibbles Lane, Tunbridge Wells





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Unique Bright 4-Bedroom House

Accommodation Summary

- Detached house, with annex potential
 - 4 bedrooms, 1 with dressing area
 - Large living/dining room
 - Kitchen/breakfast room
 - Separate utility room
 - Bathroom and 2 shower rooms
 - Double garage
 - Garden
 - Off street parking
- Large loft with development potential



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Tucked away from view behind impressive electronic iron gates, a sweeping gravelled shared drive, edged by high mature hedging leads you up to the house.

Its unique shape and expanse of glass to the front sits quietly behind an expanse of lawn and a paved terrace, perfect for alfresco dining.

Accessed at the side, with the double garage sat neatly to the left, you enter into a useful porch, to keep the hallway clutter free.

A glazed door opens into the hallway which merges with the vast bright reception room, its front aspect glazed doors flooding the space with light. It is perfect for family living and entertaining and its warm wooden effect flooring seamlessly links the downstairs space while a wood burning stove adds character in the winter months.

Opening to the rear is the kitchen/breakfast room which is well equipped with its glossy cabinets wrapping round the room housing the integrated appliances. A breakfast bar overhang is perfect for your morning coffee and the sink is cleverly placed under the window.

Behind is the utility room with more storage, space and plumbing for appliances and a glazed door that leads out to the rear garden terrace.

Completing the floor is a shower room with cloakroom facilities.

Climbing the stairs to the first floor there are 4 double bedrooms and a multipurpose room that interlinks two of the bedrooms and provides plenty of space for either a home office, games room or playroom. It also has access into the loft which has great development opportunities.

Bedroom one has a dressing room with beautiful wooden wardrobes delivering all your storage dreams.

Bedrooms three and four benefit from fitted wardrobes and bedroom two, which is very generous, has rear aspect access to a set of external steps that lead to the garden terrace. Its separate access makes it a very versatile space for either home working for clients to visit or relatives that need to visit for long periods.

A family bathroom with separate shower cubicle and a shower room complete the floor.

This fantastic home has a real sense of light and space and the flow is very family friendly.

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!





Covered opaque glazed entrance door, which opens into:

Porch: front aspect opaque glazed window, wooden effect flooring, space for coats, wall mounted alarm control panel, internal opaque glazed window and door that opens into:

Entrance Hall: open recess under the stairs, wooden effect flooring, radiator and doors opening into:

Shower Room: side aspect opaque window, tiled flooring, radiator, part tiled walls, low level WC, wall hung wash hand basin and shower cubicle with wall mounted shower attachment.

Living/Dining Room: 17'3 x 28'10 front aspect sliding doors, side aspect picture windows, fireplace with stone hearth and wood burning stove, wooden effect flooring, radiators and opening into:

Kitchen/Breakfast Room: 13'11 x 10'8 side aspect double glazed windows, integrated double oven in tall housing unit, integrated fridge/freezer, integrated Bosch dishwasher, 1 ½ stainless steel sink with mixer tap and drainer, 4 ring induction hob, tiled splashback, wall hung entry phone, wooden effect flooring and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units with a breakfast bar overhang. A rear archway opens into:

Utility Room: 6'4 x 10'8 rear aspect double glazed window, rear aspect glazed door opening onto the garden terrace, space and plumbing for appliances, work tops with eye and base level units, wooden effect flooring and radiator.

Stairs up to first floor landing with rear aspect window, two fitted cupboards with shelving, radiator and doors opening into:

Bathroom: rear aspect double glazed window, low level WC, panel enclosed bath with mixer tap, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboards and drawers under, heated towel rail, part tiled walls and tiled flooring.

Bedroom 1: 12'2 x 10'8 front aspect double glazed window, wooden effect flooring, radiator and opening into:

Dressing Room: 10'7 x 7'11 front aspect double glazed window, fitted wardrobes with hanging rails and shelves, wooden effect flooring and radiator.

Home Office/Games Room: 16'6 x 12'9 side aspect double glazed window, wooden effect flooring, ceiling loft access hatch with drop down ladder, fitted wall shelving and door opening into:

Shower Room: wooden effect flooring, low level WC, pedestal wash hand basin, shower cubicle with wall mounted shower attachment, inset wall cupboard with shelving, part mid height wall panelling and radiator.

Bedroom 2: 19'8 x 19'2 side aspect double glazed windows, wash hand basin, fitted cupboard with hanging rail, shelf and cupboard above, radiators and opaque glazed door into:

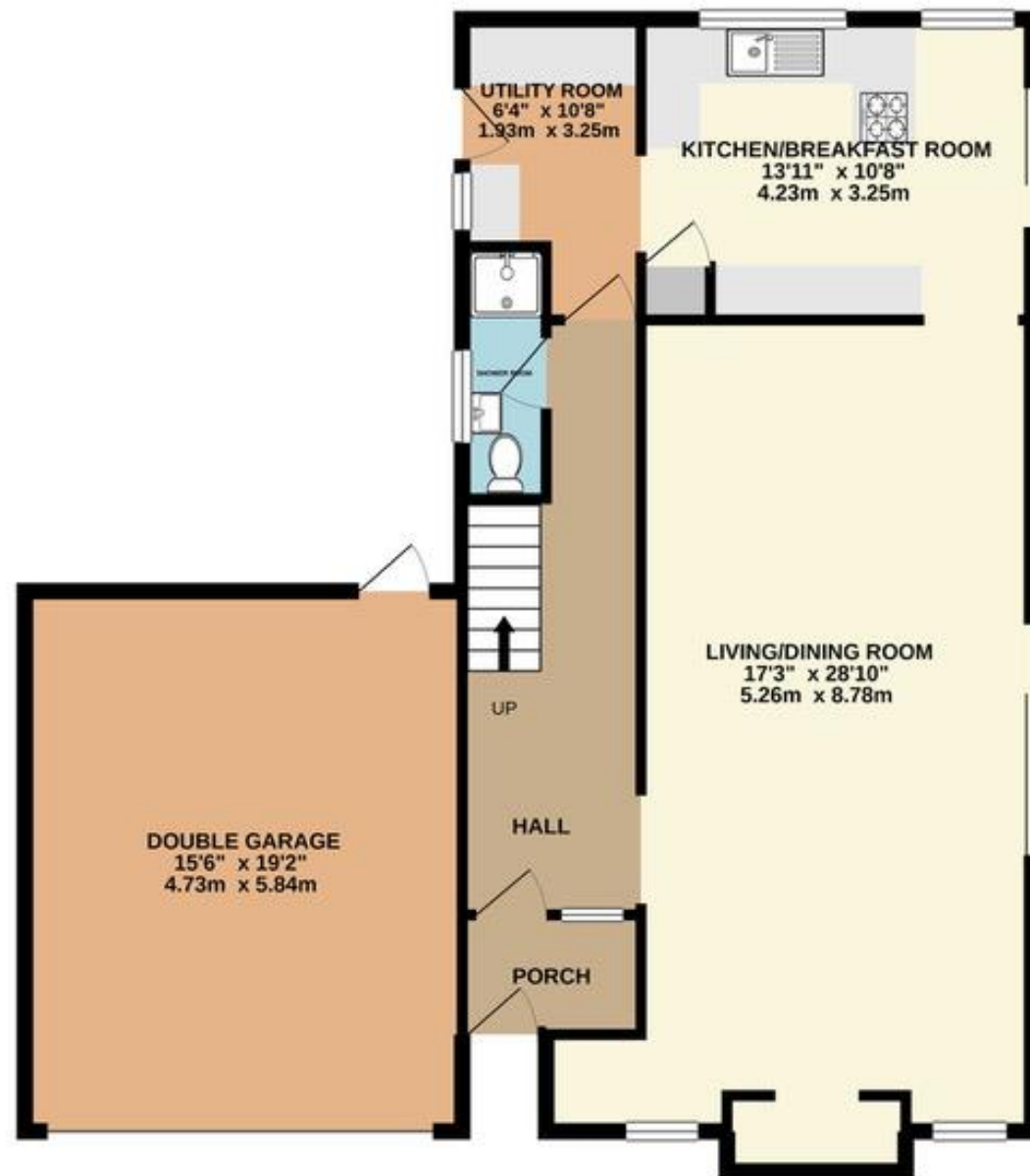
Lobby: side aspect double glazed window, tile effect flooring, radiator and door opening to external stairs leading to the rear garden terrace.

Bedroom 3: 12'2 x 8'2 front aspect double glazed window, fitted wardrobe with hanging rail, shelves and drawers and radiator.

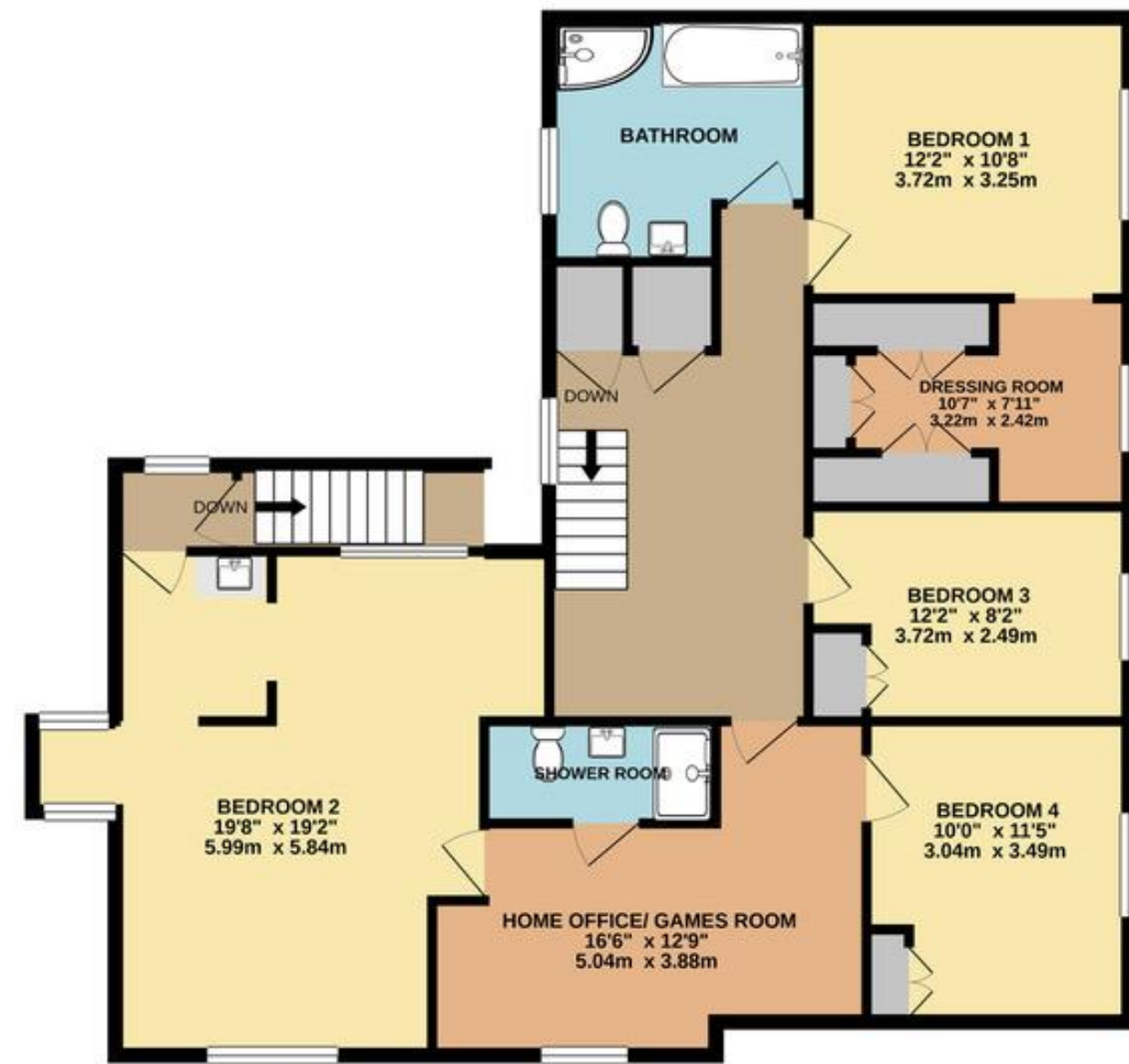
Bedroom 4: 10 x 11'5 front aspect double glazed window, fitted double wardrobe with hanging rail and shelf and radiator.



GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	74
England & Wales	EU Directive 2002/91/EC	



Outside: The house is approached through electronic iron gates via a gravelled driveway, which is shared with one other property, with parking for several cars and a double garage to the side of the entrance door. There is high mature hedging edging the driveway to the left and a large lawned area fronting the house to the right with a paved terrace. There is some planting and trees and the lawn wraps to the rear where there is a paved terrace fully enclosed by high hedging.

Garage: 15`6 x 19`2 front aspect up and over door, lighting, electricity and rear aspect pedestrian door.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,940.36) / EPC: D (65)

Roof Solar Panels

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, to the north of Kibbles Lane, 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. Kibbles Lane 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 35 minute journeys.

