

1 Holly Hill, Vauxhall Lane, Southborough, Tunbridge Wells





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Elegant, Impressive 3-Bedroom House With Two Storey 3 Bed-Room Annex

Accommodation Summary

- Semi-detached house, with seperate annexe
- Attached 2 storey annex with 3 bedrooms/kitchen/2 reception rooms and bathroom
 - 3 double bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Kitchen/breakfast room
 - Bathroom
- Driveway with parking for 4 vehicles
- Double garage with home office
- Large mature gardens - south facing at the back



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This impressive house offers elegant spacious accommodation in the main house, with the added benefit of a 3-bedroom two storey attached annex next door.

The annex would be perfect for elderly family members or visiting friends but also offers the unique opportunity to bring it into the main house, making one large family home.

Approached up a sweeping shared drive, screened from the road, there is a large lawned area to the front of the house and parking for up to four cars, in front of a detached double garage.

With a 1930s timeless elegance, you step into the main house, full of charm and intrigue, into a large porch with plenty of space for coats and muddy boots.

A part glazed door gives you glimpses of the reception hallway behind which is grand and inviting, with warm wooden flooring and mid height wall paneling. There is a guest cloakroom to the front and its size immediately gives you a sense of past family gatherings and children's laughter.

Double glazed doors to the rear open into the dining room, which enjoys garden views for enjoyable dining experiences. French doors can lie open in the summer months extending the living space into the garden.

Next door the beautiful living room, although large, has a homely warmth to it. It too benefits from French doors that open into the garden and its neutral walls contrast beautifully with its wooden flooring. A handsome Limestone fireplace frames the chimney breast and encourages cosy nights in.

Behind is the kitchen/breakfast room which delivers a country cottage feel with terracotta floor tiles and cream cabinets, topped with wooden counter tops, housing integrated appliances. The sink sits cleverly under the window and there is plenty of room for a table and chairs.

Returning to the hallway, the wide stairs take you up to a mid-height landing with an expanse of windows flooding the space with light and French doors opening onto a sit on balcony with decorative railings.

The upper landing leads to an inner lobby with access into the family bathroom with a separate shower cubicle. There are three deep storage cupboards, one housing the water cylinder and a door that can give access to the second floor of the annex.

There are two double bedrooms to the rear, both with large windows bringing in light and garden views. The principle bedroom is a generous size with sumptuous red walls and dark wooden flooring. It has an opulent en-suite bathroom with a freestanding roll top bath.

Climbing a further flight of stairs to the second floor there is a wide landing with home office space and a front aspect window and a third double bedroom with eaves storage and triple aspect windows making it a very light space.

The attached house next door is accessed through a door to the side into an inner lobby that opens into the kitchen.

The kitchen is modern and streamlined providing plenty of storage and worktop space with integrated appliances.

The dining room is conveniently placed behind and leads through to the living room at the rear.

The living room is generous with ample room for family sofas and furniture with roof windows to the rear and bi-folds doors flooding the space with light and giving garden access.

Stairs lead up to the first floor where there are three bedrooms, two of which are generous doubles, and a modern family bathroom.

Outside to the rear there is a block brick terrace at the back of the house, perfect for alfresco dining. Mature stocked borders and flower beds deliver privacy and interest and wrap around a large area of lawn. There is a wooden shed to the rear and a double detached garage with a home office to the back.

This fantastic home offers 1930s architecture on a large scale which is flexible in terms of interior styling and presentation.

It also sits in a popular location surrounded by beautiful open countryside and farmland, but it also benefits from first-class schooling and excellent transport needs on its doorstep, making it the perfect family home. A must see!





Main House

Covered part opaque glazed entrance door opens into:

Porch: side aspect double glazed window, space for coats and shoes, tiled flooring, rear aspect part glazed door which opens into:

Entrance Hall: wooden flooring, mid height wooden wall panelling, under stair storage cupboard, radiator in cover and door opening into:

Cloakroom: side aspect opaque double glazed window, low level WC, wall hung wash hand basin, mid height wooden wall panelling, tiled flooring and radiator.

Dining Room: 10'7 x 14'3 rear aspect double glazed windows, rear aspect French doors opening into the garden, wooden flooring and radiator.

Living Room: 12'11 x 23'6 rear aspect double glazed windows, rear aspect French doors opening into the garden, Limestone fireplace and hearth with inset cast iron fire basket, wooden flooring and radiator.

Kitchen/Breakfast Room: 12'11 x 12'4 front aspect double glazed window, space for range oven, space for fridge/freezer, integrated Neff dishwasher, extractor hood, sink with mixer tap and drainer, tiled splashback, tiled flooring and radiator. The kitchen has plenty of wooden worktop space and a good selection of eye and base level units. There is plenty of space for a table and chairs.

Stairs up to first floor mid height landing with front aspect double glazed windows, front aspect French doors opening onto a sit on balcony with decorative railings, mid height wooden wall panelling, stairs up to first floor landing with cast iron radiator, storage cupboard with hanging rail and doors opening into:

Bedroom 2: 10'7 x 13'11 rear and side aspect double glazed windows and radiator.

Bedroom 1: rear aspect double glazed window, wooden flooring, radiator and door opening into:

En-suite: tiled flooring, radiator, low level WC, pedestal wash hand basin and freestanding roll top bath with mixer tap and hand held shower attachment.

Inner landing with cupboard with shelving for linen, cupboard with hanging rail and shelf, airing cupboard housing the water cylinder with shelving for linen, door to give access to the annex, and door opening into:

Bathroom: front aspect double glazed opaque window, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted shower attachment and rainwater shower head, low level WC, tiled flooring and radiator.

Stairs rising to the second floor landing with front aspect circular picture window, open eaves space with home office potential, eaves storage cupboard, radiator and door opening into:

Bedroom 3: 13'2 x 19'8 front, side and rear aspect , eaves storage cupboards, wash hand basin, ceiling fan and radiator.

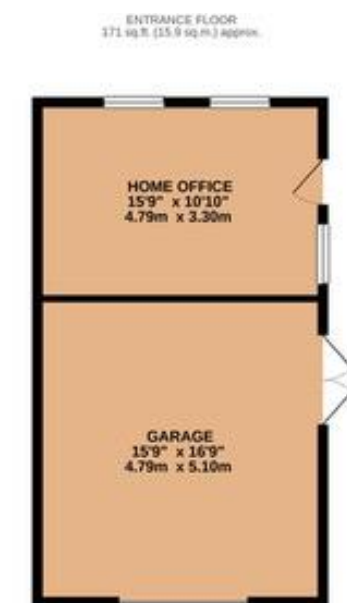
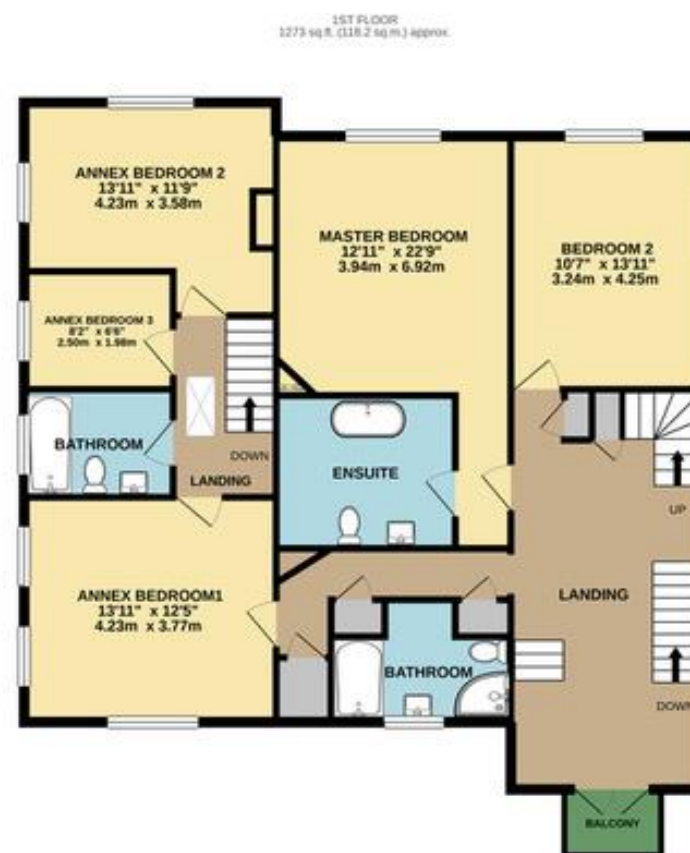
Annex/House 2:

Side aspect part opaque glazed entrance door opening into:

Lobby: tiled flooring, storage cupboard with plumbing for cloakroom facilities and housing the main house's boiler and part glazed door opening into:

Kitchen: 13'11 x 12'5 front aspect double glazed window, side aspect opaque double glazed window, space for fridge/freezer, 1 ½ sink with mixer tap and drainer, space and plumbing for appliances, Hotpoint fitted oven with 4 ring electric hob, tiled splashback, stainless steel extractor, wooden effect flooring, radiator and door opening into:





TOTAL APPROX AREA 303 SQ.M EXCLUDING GARAGE

TOTAL FLOOR AREA : 3259 sq.ft. (302.8 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		73
(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		



Dining Room: 11 x 10 side aspect double glazed windows, under stair cupboard, wooden effect flooring, radiator and door opening into:

Living Room: 13'11 x 20'2 side aspect double glazed window, rear aspect ceiling windows, rear aspect bi-fold doors and radiator.

Stairs rising to first floor landing with ceiling sky light and doors opening into:

Bedroom 1: 13'11 x 12'5 front and side aspect double glazed windows, ceiling loft access hatch, radiator and side aspect door into the main house.

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

Bedroom 3: 8'2 x 6'6 side aspect double glazed window and radiator.

Bedroom 2: 13'11 x 11'9 side aspect double glazed window, rear aspect double glazed window, rear aspect double glazed doors with Juliet balcony and radiator.

Outside: the property is accessed via a shared driveway with an area of lawn and mature perimeter shrubs to the front, a private driveway with parking for up to 4 cars in front of detached double garage and an iron gate to the side providing rear garden access. To the rear is a block brick terrace at the back of the house with mature shrubs, trees and plants sitting at all perimeters of the property with a large area of lawn and stocked flower beds and a wooden shed.

Garage: 15'9 x 16'9 front aspect up and over door, side aspect pedestrian door, lighting and electricity.

Home Office: 15'9 x 10'10 side and rear aspect windows, side aspect door, lighting and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,126.00)



