

1 The Crescent, Tunbridge Wells





1 The Crescent, Tunbridge Wells TN4 0TJ

Substantial 6-Bedroom Family Home in Sought After Village Location

Accommodation Summary

- Detached house in sought after village location
 - 6 bedrooms, 1 en-suite
- Sun room with stunning garden views
 - Living room
 - Dining room
 - Kitchen/breakfast room
 - Utility room
- Bright and spacious family room
- Integrated garage and driveway for multiple vehicles
 - Large well established rear garden



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This fantastic, detached house has a light filled interior that flows beautifully to deliver family and entertaining space in equal measure, that you could move straight in and enjoy.

A handsome brick exterior with an array of pretty windows entices you up its neat block brick driveway. Surrounded by lush green trees, with a shaped lawn to the front, it sits comfortably in its idyllic semi-rural setting.

A part glazed porch with space for muddy boots welcomes you into the entrance hallway, its warm wooden parquet flooring connecting its generous reception rooms that run off it at every angle.

First on the right is the dining room which is brightened by its bay window, providing the perfect space for intimate dining experiences.

Behind is the wonderful kitchen/breakfast room that is beautifully finished and fully equipped, as you would expect from a house of this quality. Light bounces off the gleaming granite counter tops which contrast beautifully with a mix of painted and natural oak wooden cabinetry that houses the integrated appliances. The island has a mix of useful storage options and an oak dresser compliments the dining space.

Opening to the right of the kitchen is the family room, perfect for chatting to friends and family as you prepare dinner. It is a social space with French doors leading out onto the garden terrace.

Beyond is the spacious utility room, with another sink for muddy boots and paws, additional storage and space and plumbing for appliances. It also gives access to the side return, large guest cloakroom and integral garage.

Returning to the hallway and to the left is the living room. It is an elegant room with wooden parquet flooring, leaded windows to the side and a bay to the front. A fireplace with a wooden mantle and tiled surround and hearth adds character and warmth in the colder months. Internal double doors can lie open into the sun room behind, creating a fabulously social feature.

The double aspect sun room at the rear, also accessed directly off the hallway, is a superb space, perfect for entertaining on a large scale and equally a lovely space for cosy family evenings in. With floor to ceiling windows and French doors spanning the width of the back wall you can enjoy lush green garden views.

A staircase draws you up to the wide first floor landing, brightened by a large leaded window, with rooms running off it on all sides.

The master bedroom is flooded with light from its front aspect window and a contemporary en-suite adds to the feeling of luxury that the room certainly delivers on.

There is a second beautifully finished shower room next door and further along the landing, an immaculate family bathroom with a panel enclosed bath and separate shower cubicle.

There are five further bedrooms, four of which are generous doubles and the sixth that is currently set up as a home office.

Outside is the large rear garden with a paved terrace perfect for alfresco dining at the rear of the house. The lawn is bordered on all sides by a mix of wooden and wire fencing and high hedging. Stocked flower beds, mature shrubs, silver birch and sycamore trees are dotted about the garden. It is fully enclosed offering a sanctuary for children and pets whilst a wooden shed offers storage for all your garden tools.

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. It is also within walking distance of Bidborough's highly regarded primary school, picturesque cricket green, recreation ground, petrol station, local shop and popular gastro pub.

This beautifully proportioned family home has been well thought out and sensitively planned for modern family life. An absolute must see!





Porch with front and side aspect double glazed windows, tiled flooring and part opaque glazed entrance door which opens into:

Entrance Hall: front aspect opaque leaded windows, stairs to the first floor with under stairs storage cupboard housing the fuse box, meters and alarm control panel, wooden parquet flooring, radiator and doors opening into:

Dining Room: 13'4 x 13'7 front aspect double glazed bay window, wooden parquet flooring, opening in chimney breast with tiled hearth and radiator.

Kitchen/Breakfast Room: 14'7 x 20'7 rear aspect double glazed window, tiled flooring, radiator, double inset sink bowls with mixer tap over, integrated Miele dishwasher, integrated double Neff oven and grill, integrated Neff microwave, induction Neff hob, extractor hood, granite splashback and integrated fridge. The kitchen has plenty of granite worktop space and a good selection of bespoke eye and base level oak wood and painted units. The natural oak island provides pan drawers, open shelving and a pull-out bin. There is plenty of room for a table and chairs to the rear with a fitted oak dresser with storage and open shelving. There is also a glazed eye level unit. The room opens into:

Family Room: 14'10 x 13'7 rear aspect double glazed windows, rear aspect French doors opening into the garden, wooden flooring, radiator and door opening into:

Utility Room: side aspect double glazed window, side aspect glazed door giving external access, tiled flooring, radiator, stainless steel sink with drainer and mixer tap, base level cupboard, space and plumbing for appliances, wooden counter top and door opening into:

Cloakroom: tiled flooring, concealed cistern WC, vanity unit with wash hand basin over and cupboards under and double cupboard with internal shelving and electric radiator.

Integral Garage: 14'10 x 18'7 side aspect opaque double glazed window, front aspect up and over door, cupboard housing the water cylinder, boiler and water softener, space for additional appliances, electricity and lighting.

Living Room: 13'2 x 18'6 front aspect double glazed bay window, side aspect opaque leaded windows, wooden parquet flooring, radiator, fireplace with wooden mantle, tiled surround and hearth and internal wooden double doors opening into:

Sun Room: 16'10 x 15'4 side aspect double glazed windows, rear aspect full height double glazed picture windows, rear aspect French doors opening into the garden and radiator.

Stairs up to first floor landing with front aspect opaque leaded window, ceiling loft access hatch with drop down ladder into part boarded and fully insulated loft, radiators and doors opening into:

Bedroom 1/Master Bedroom: 14'10 x 18'7 front aspect double glazed window, radiator and door opening into:

En-suite: side aspect opaque window, tiled flooring with electric under floor heating, heated towel rail, concealed cistern WC, vanity unit with cupboards and open shelving under and wash hand basin with mixer tap over, double shower enclosure with rainwater shower head and hand held shower attachment.

Shower Room: side aspect opaque window, tiled flooring with electric under floor heating, heated towel rail, concealed cistern WC, vanity unit with cupboards and open shelving under and wash hand basin with mixer tap over, double shower enclosure with rainwater shower head and hand held shower attachment.

Bedroom 2: 14'10 x 13 rear aspect double glazed window and radiator.

Bedroom 3: 11'11 x 13'7 front aspect double glazed window, side aspect opaque leaded window, fitted triple wardrobes with double hanging rails, full height hanging rails and shelving, fitted double chest of drawers, fitted bedside tables and radiator.

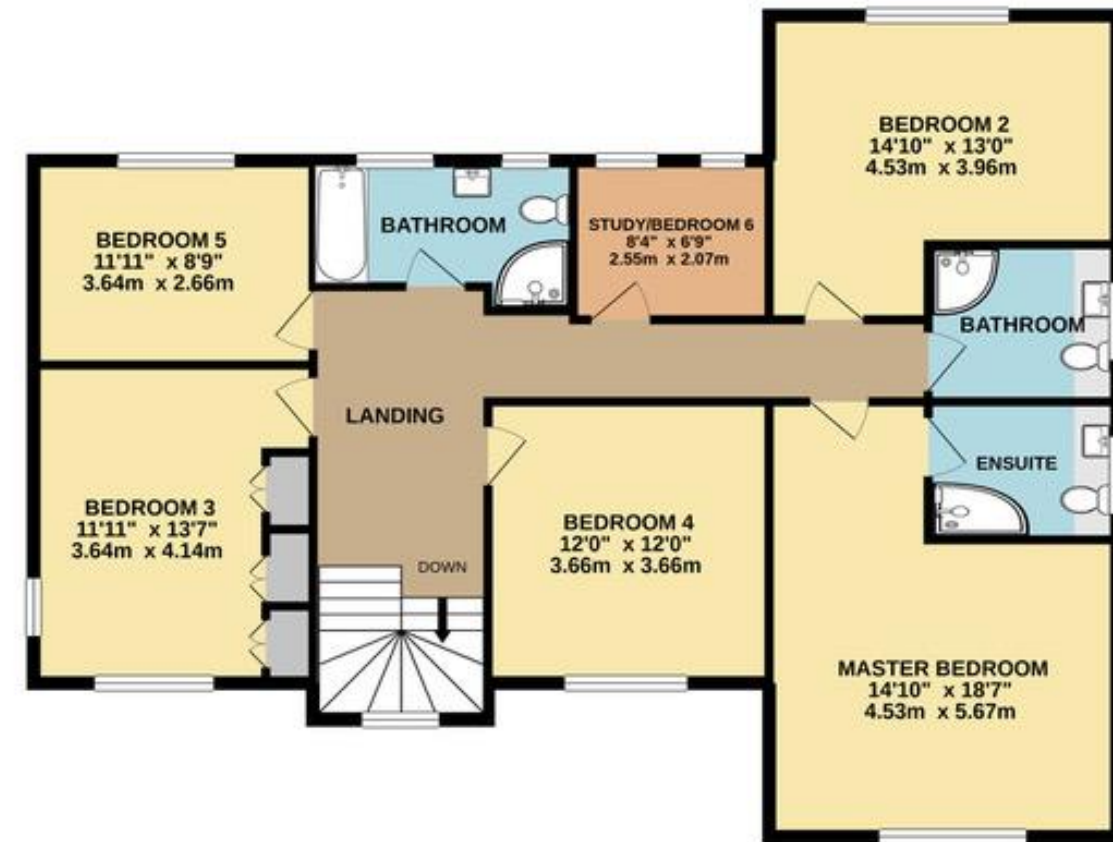
Bedroom 4: 12 x 12 front aspect double glazed window and radiator.



GROUND FLOOR
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL AREA APPROX 246 SQ.M EXCLUDING GARAGE

TOTAL FLOOR AREA : 2645 sq.ft. (245.7 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	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Family Bathroom: rear aspect double glazed opaque windows, panel enclosed bath with mixer tap, vanity unit with wash basin with mixer tap over and cupboards under, shower cubicle with rainwater shower head and hand held shower attachment, concealed cistern WC, part tiled walls, tiled flooring and heated towel rail.

Bedroom 5: 11'11 x 8'9 rear aspect double glazed window and radiator.

Bedroom 6/Home Office: 8'4 x 6'9 rear aspect double glazed windows and radiator.

Outside: The house is approached via a paved pathway with a block brick driveway with parking for several cars to the side. There is low level brick wall fronting an area of lawn with a brick enclosed stocked flower bed to the right perimeter with wire fencing behind high and mature foliage to the left perimeter. The large rear garden is accessed to the side and is laid mainly to lawn with a paved terrace to the rear of the house making it perfect for alfresco dining. There is a wooden shed for storage, mature stocked flower beds, silver birch and sycamore trees and a mix of mature hedging, wooden and wire fencing at all perimeters making it safely enclosed on all sides.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£2,731.36) / EPC: C (73)

Area Information: Bidborough, Tunbridge Wells, Kent

Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 1.8 miles from Tonbridge Station, with its fast and frequent access into central London in 44 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, that drops up and collects a short walk from The Crescent, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought after girls' and boys' secondary grammar schools are also nearby. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



