

2 Holly Hill, Vauxhall Lane, Southborough, Tunbridge Wells





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Spacious and Versatile 6-Bedroom House With Self-Contained Annex and Large Garden

Accommodation Summary

- Semi-detached house, with separate bungalow annex
 - 6 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Kitchen/breakfast room
 - Separate utility room
 - Detached double garage and car port
 - Driveway with parking for several cars
- South facing garden (approx. 2/3 acre) with tennis court
- Attached single storey bungalow annex with bedroom/bathroom/wet room/2 reception rooms and conservatory



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This fabulous house, arranged over three floors, is quietly tucked away at the end of a shared driveway, elevated in its splendid semi-rural setting with glorious gardens to the rear.

Its generous proportions and additional annex accommodation offer versatility to either sympathetically blend the space into one splendid family home or utilise the two separately, as the current owners do.

Wonderfully screened by trees delivering a high level of privacy, a large driveway fronts the house with a detached garage with carport to the side.

Entering the wide hallway of the main house, with useful guest cloakroom, you are immediately met with high ceilings and period details which create a home of immense charm.

First on the left is the living room, flooded with light from its double aspect windows, a focal fireplace adding warmth in the colder months. The room stretches the length of the house offering impressive space for both entertaining and relaxing with family and friends.

Across the hallway to the front is the dining room. Beautiful wooden parquet flooring, double aspect windows overlooking the front garden and being conveniently placed next door to the kitchen, all contribute to wonderful dining experiences.

The kitchen/breakfast room behind has a streamlined kitchen at the heart of the space and a social breakfast bar for your morning coffee. There is plenty of space for a table and chairs at the far end in front of French doors that bring views of the garden in. Glossy cream units topped with contrasting work surfaces wrap around the room housing appliances with the sink sat cleverly under the window.

Next door is the spacious utility room with a front access door for easy shopping unloading, another sink for muddy boots and paws and plenty of fitted cabinetry and space for appliances.

Returning to the hallway and climbing the stairs to the first floor there are four bedrooms, one of which is set up as a home office with an impressive array of fitted desk, storage, and shelves.

Bedroom one is a generous double with a wall of fitted wardrobes and bedroom three, currently converted as a gym, has an en-suite shower room.

A separate cloakroom and bathroom with a shower over the bath complete the floor.

A further flight of stairs takes you up to the second floor where there are another two bright double bedrooms with plenty of storage and leafy green views.

The substantial bungalow annex has its own private entrance door, but access can also be gained through the main house via the utility room. It offers a dining room, spacious living room with fireplace, gable conservatory, wet room, bedroom, and bathroom. This part of the house has served its purpose as a wonderful home for the matriarch of the family, but it could equally work for the children during their teenage years, for visiting guests and even as business accommodation. Yet again, there are stunning garden views from this part of the house and its high-pitched roof affords development opportunity for its cavernous loft.

Outside to the rear is a lush green garden stretching to approximately two thirds of an acre. The tranquil gardens, with a stylish decked terrace at the rear and a delightful morning terrace beside the house, have large level lawns surrounded by an array of stocked flower beds, high hedging and trees. With a tennis court too, this garden really does deliver on all fronts.

This fantastic family home delivers space and light in abundance whilst offering a family friendly style of living. It also offers opportunity to extend and versatile accommodation.

It 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 with glazed top light which opens into:

Entrance Hall: wooden flooring, part parquet, under stair storage cupboard with space for coats, radiator in cover and doors opening into:

Living Room: 12'7 x 26 front and rear aspect double glazed windows, fireplace with wooden mantle and tiled hearth, wooden flooring and radiators.

Dining Room: 15'3 x 12'11 front and side aspect double glazed windows, wooden parquet flooring and radiator.

Cloakroom: side aspect opaque double glazed window, concealed cistern WC, slimline wash hand basin with mixer tap over and cupboard under, wooden parquet flooring, part tiled walls and radiator in cover.

Kitchen/Breakfast Room: 23'11 x 9'7 rear aspect double glazed window, rear aspect French doors, internal opaque high level windows, integrated fridge/freezer, integrated Neff oven, integrated Bosch dishwasher, stainless steel and glass extractor, AEG 5 ring gas hob, sink with pull out kitchen mixer spray tap and drainer, tile effect flooring and radiators. The kitchen has plenty of worktop space and a good selection of eye and base level units with a pull-out bin, pan drawers and a corner cupboard with swivel shelves. There is plenty of space for a table and chairs and a breakfast bar overhang with space for two bar stools. A door opens into:

Utility Room: 9'2 x 9'7 rear and front aspect double glazed windows, front aspect opaque part glazed door, stainless steel inset sink with mixer tap, space and plumbing for appliances, base level units, fitted double cupboard with shelving, wall hung Worcester boiler and door giving access to the Annex.

Stairs up to first floor landing with front aspect double glazed window, fitted cupboards with shelving, fitted cupboard with shelving and cupboard over, airing cupboard housing

the water cylinder and with shelving for linen, ceiling loft access hatch, radiator and doors opening into:

Bathroom: front aspect double glazed window, pedestal wash hand basin, vanity unit with cupboards under, panel enclosed bath with wall mounted shower attachment and glass shower screen, tile effect flooring and radiator.

Cloakroom: front aspect opaque double glazed window, low level WC, tile effect flooring and radiator.

Bedroom 1: 12'7 x 15'11 rear aspect double glazed windows, wall of fitted wardrobes with shelving and hanging rails, vanity unit with glass bowl wash hand basin with mixer tap, counter top, cupboards above and below and radiator.

Bedroom 2: 15'3 x 12'1 front and side aspect double glazed windows and radiator.

Bedroom 3: 9'10 x 13'11 side and rear aspect double glazed windows, wooden effect flooring, fitted wardrobe with soft close doors, shelving, double hanging rails and drawers, radiator and door opening into:

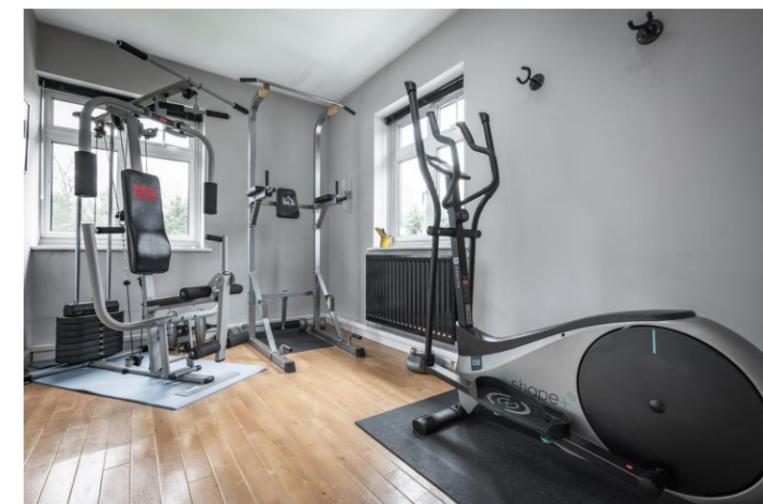
En-suite: rear aspect double glazed window, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard and drawer under, shower cubicle with wall mounted shower, wooden effect flooring and radiator.

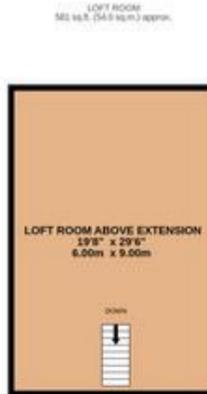
Study/Bedroom 6: 8'8 x 11 rear aspect double glazed window, fitted desk unit with drawers, cupboard and open shelving, fitted wall shelf unit with open shelves, fitted shelf unit with open shelving and cupboards and radiator.

Stairs rising to the second floor landing with side aspect double glazed window, fitted storage cupboard with shelving and cupboard over, eaves storage cupboards, wash hand basin and doors opening into:

Bedroom 4: 13'5 x 10'6 front aspect double glazed window, eaves storage and radiator.

Bedroom 5: 13'5 x 10'9 rear aspect double glazed window and radiator.





APPROX TOTAL AREA 325 SQ.M EXCLUDING LOFT ROOM & GARAGE

TOTAL FLOOR AREA : 3502sq.ft. (325.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Annex/House 2:

Front aspect opaque part glazed entrance door opening into:

Entrance Hallway: front aspect leaded double glazed windows, wooden parquet flooring, storage cupboard with stairs up to loft room, radiators and doors opening into:

Bathroom: front aspect double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, concealed cistern WC, vanity unit with wash hand basin with mixer tap over, eye and base level cupboards, drawers and open shelves, heated towel radiator, radiator, tiled walls and flooring.

Bedroom 1: 10'5 x 15'6 front and side aspect double glazed windows, fitted wardrobes with hanging rails, shelves and drawers, fitted vanity unit with chests of drawers and dressing table and radiator.

Wet Room: side aspect opaque double glazed window, wall hung Worcester boiler, fitted cupboard with shelving, wash hand basin with cupboard under, wet room shower with wall mounted shower attachment, part tiled walls and flooring.

Dining Room: 15'8 x 9'7 side aspect door opening into the main house, wooden flooring, radiator, rear aspect wall opening into conservatory and doors opening into:

Living Room: 13'8 x 21'8 rear aspect double glazed window, wooden parquet flooring, limestone fireplace surround, mantle and hearth with inset coal effect gas fire, radiator and opening into:

Conservatory: 15'8 x 12'1 glazed vaulted roof, side and rear aspect double glazed windows, rear aspect French doors, tiled flooring 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 with car port to the side. To the rear is a paved terrace at the back of the house with mature shrubs, trees, hedging, plants and fencing sitting at all perimeters of the property with large areas of lawn and stocked flower beds, a paved pathway winding to the rear, pond, a decked terrace, a wooden shed and a hard court tennis court. There is external electricity and water points in both front and rear gardens.

Garage: 16'5 x 10'10 front aspect up and over door, lighting and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax HOUSE: Band G (£3,151.56) & Council tax ANNEX: Band D (£1,890.94)

EPC HOUSE: D (59) & EPC ANNEX: C (71)

