

3 Brookhurst Gardens, Tunbridge Wells





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Immaculate 5-Bedroom Detached Family Home With Planning Approval

Accommodation Summary

- Detached house in sought after village location
 - 5 bedrooms, 1 en-suite
 - Kitchen/breakfast room
 - Utility room
 - Home office
 - Living/dining room
 - Garden studio
- Driveway with parking for multiple vehicles
- South facing garden
- Planning approval for single storey rear extension Ref: 19/01305/FULL



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic house has undergone a complete renovation by the current owners to provide a flawlessly finished home that you could move straight in and enjoy.

However, it has the added benefit of planning approval to extend the kitchen to the rear, to further enhance its superb family accommodation.

Set back from its quiet cul-de-sac behind a neat block brick driveway, a decorative pebbled flower bed to the side, this house delivers plenty of kerb appeal.

It's pretty exterior is a mix of painted brick and hung tiles with a bespoke porch canopy with opaque glass sides.

The entrance door opens into the hallway with its useful guest cloakroom and warm wooden flooring which contrasts beautifully with its neutral décor.

A large utility room provides space and plumbing for appliances, a sink for boots and muddy paws and a part glazed stable door for side garden access.

Accessed through the utility to the front is a home office, conveniently secluded from the hustle and bustle of family life.

Opposite is a generously sized room currently set up as the fifth bedroom, but which could easily double as an additional family room or children's playroom.

The kitchen/breakfast room behind is a visual delight of curved cabinetry, contrasting Corian worktops, oak open shelving and gleaming floor tiles. Glazed doors to the rear flood the space with light while high end fitted appliances deliver all your culinary needs.

Next door is the living/dining room which certainly delivers on modern day family needs. With plenty of space for large sofas, an area for a dining table and chairs and French doors that can lie open in the summer months extending the living space onto the expansive terrace, it is every family's dream.

Climbing the stairs to the first floor, a wide landing with loft access and a double sized airing cupboard, has rooms running off it at every angle.

The master bedroom at the rear is flooded with light from its windows. A contemporary, modern en-suite and wall of fitted bespoke wardrobes both add to the feeling of luxury that the room certainly delivers on.

There are three further bedrooms on this floor, all with large windows and wooden flooring. The immaculate family bathroom with separate shower cubicle completes the first floor.

Outside to the rear of the house is a paved terrace, safely enclosed and perfect for summer entertaining. Steps lead down to an expanse of lawn which is edged by a mix of close boarded fencing and high hedging with the planting of some mature trees and shrubs. A partly glazed garden studio with electricity and lighting sits discreetly to the side, offering a home studio for your creativity, an extra home office, a den for teenage children or a playroom for younger ones.

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.

With a luxury family lifestyle that you could move straight in and enjoy, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is the perfect family home. A must see!





Porch with side aspect opaque glazing, tiled flooring and entrance door which opens into:

Entrance Hall: front aspect double glazed window, stairs to the first floor with under stairs storage cupboard housing the fuse box and with space for coats, wooden flooring, radiator and doors opening into:

Cloakroom: wooden flooring with electric underfloor heating, low level WC, wall hung wash hand basin, part tiled walls, radiator and extractor fan.

Utility Room: 13`7 x 8`11 side aspect double glazed window, side aspect part glazed stable door giving external access, wooden flooring, radiator, butler sink with mixer tap, base level cupboards, space and plumbing for appliances, wooden counter top and door opening into:

Home Office: 6`1 x 9 front aspect double glazed window, wooden flooring, wall hung boiler in cupboard and radiator.

Living/Dining Room: 25 x 12 rear aspect double glazed windows, rear aspect French doors, wooden flooring, gas effect wood burning stove and radiators.

Kitchen/Breakfast Room: 10`9 x 16`5 rear aspect double glazed sliding doors, tiled flooring, column radiator, butler sink with mixer tap over, integrated Neff dishwasher, space for large range oven, integrated AEG microwave, stainless steel and glass extractor, tiled splashback and integrated fridge/freezer. The kitchen has plenty of Corian worktop space and a good selection of eye and base level units with larder cupboards, wine rack, open oak shelving and plinth lighting. There is room for a table and chairs.

Bedroom 5/Family Room: 10`9 x 15`8 front aspect double glazed window, wooden flooring and radiator.

Stairs up to first floor landing with front aspect double glazed window, ceiling loft access hatch into fully boarded loft, double airing cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Bedroom 1/Master Bedroom: 16`2 x 12 rear aspect double glazed windows, wall of fitted wardrobes with hanging rails and shelving, radiators and door opening into:

En-suite: side aspect opaque double glazed window, wooden flooring with electric under floor heating, heated towel rail, low level WC, shower cubicle with rainwater shower head, pedestal wash hand basin and part tiled walls.

Bedroom 2: 14 x 9`11 front aspect double glazed window, wooden flooring and radiator. Please note fitted wardrobes are due to be fitted in this room.

Bedroom 3: 12`10 x 10`2 rear aspect double glazed window, wooden flooring and radiator.

Bedroom 4: 8`10 x 12 rear aspect double glazed window, wooden flooring and radiator.

Family Bathroom: side aspect opaque double-glazed window, tiled panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, shower cubicle with rainwater shower head, low level WC, part tiled walls, heated towel rail and wooden flooring with electric underfloor heating.

Outside: The house is approached via a block brick driveway with parking for several cars. There is a low-level brick wall fronting an area of decorative pebbles, decorative pebbles beds at the side and front of the house, high hedging to both perimeters and wooden gates providing rear garden access at both sides. The rear south facing garden is laid mainly to lawn with a large enclosed paved terrace to the rear of the house making it perfect for alfresco dining. There is a wooden shed for storage, mature trees and shrubs and a mix of mature hedging and wooden fencing at all perimeters making it safely enclosed on all sides.





APPROX TOTAL AREA 188 SQ.M

TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Garden Studio: 8'6 x 16 rear, side and front aspect windows, side and front aspect French doors, lighting and electricity.

General:
 Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band F (£2,731.36) / EPC: D (64)
 Planning Approval: 19/01305/FULL | Erection of single storey rear extension | 3
 Brookhurst Gardens Royal Tunbridge Wells Kent TN4 0UA (midkent.gov.uk)

Area Information: Bidborough/Southborough border, 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 several 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.



