

34 Pennington Place, Southborough





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Fantastic 4-Bedroom Family Home in Peaceful Cul-De-Sac

Accommodation Summary

- Detached house
 - Living room
 - Dining room
 - Home office
- Kitchen/breakfast room
 - Bathroom
- South east facing garden
- Double garage and driveway for 3 cars
- Sought after village location
- Chain free



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This fantastic home sits on a tranquil cul-de-sac with open farmland and woodland walks on its doorstep so that you can enjoy a relaxed family life, but it also benefits from excellent schools and superb transport links nearby.

It has been owned by the same family since it was built in the 1980s, its design offering space and light in abundance.

With a backdrop of trees, a smart red brick exterior is fronted by a block brick driveway with parking for several cars and an area of lawn. Double garages sit neatly to the side.

A covered entrance door opens into the entrance hallway, with a useful guest cloakroom and under stair storage cupboard.

On the right is the living room, flooded with light from its front aspect window. There is plenty of space for large family sofas to curl up in at the end of a long day.

Opaque glazed doors can either lie open into the dining room behind, extending the living space, or they can be closed for a more intimate dining experience. The dining room is conveniently placed next to the kitchen, with glazed rear aspect doors bringing in lush green views and providing garden access.

The bright kitchen has streamlined wooden effect units with contrasting counter tops housing fitted appliances. A sink is cleverly placed under one of its windows and a part glazed door gives rear garden and garage access.

A much needed home office sits behind the kitchen.

Climbing the stairs to the first floor, there are four bright bedrooms, all of which are generous doubles with large windows.

The principal bedroom benefits from a fitted wardrobe and an en-suite shower room.

A family bathroom completes the first floor.

The home's garden with its gently sloping lawn, has a mature rear perimeter of shrubs and trees and is fully enclosed with wooden fencing, making it a safe sanctuary for children and pets. A large terrace sits at the rear of the house, perfect for summer entertaining. The garages can be accessed via a pedestrian door to the rear as well as up and over doors to the front.

This home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop. It also offers a dream project to create your own vision and add value in the future. A must see!





Covered part opaque glazed entrance door opening into:

Entrance Hall: radiator with shelf, under stair storage cupboard and doors opening into:

Cloakroom: front aspect opaque window, pedestal wash hand basin, low level WC, radiator and tile effect flooring.

Living Room: 14 x 13'5 front aspect double glazed window, electric fire, radiator and sliding opaque glazed doors opening into:

Dining Room: 14' 8'10 rear aspect double glazed sliding doors opening onto the garden terrace, radiators and door opening into:

Kitchen/Breakfast Room: 15'4 x 8 rear aspect double glazed windows, side aspect opaque glazed door opening into the garden, space for fridge/freezer, space and plumbing for washing machine, integrated oven, 4 ring gas hob, integrated slimline dishwasher, stainless steel 1 ½ sink with drainer and mixer tap, wooden effect eye and base level units with counter tops, tiled splash back, tile effect flooring, space for table and chairs and radiator.

Home Office: 8'10 x 7'9 side aspect double glazed window and radiator.

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

Bedroom 1: 14 x 13'5 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator and door opening into:

En-suite Shower Room: low level WC, shower cubicle with wall mounted shower attachment, wall hung wash hand basin and tile effect flooring.

Bedroom 2: 12'11 x 10'9 front aspect double glazed window and radiator.

Bedroom 3: 14 x 8'2 front aspect double glazed window, fitted double wardrobe with hanging rail and shelf and radiator.

Bedroom 4: 8'10 x 11'7 rear aspect double glazed window and radiator.

Bathroom: rear aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap, panel enclosed bath with mixer tap and hand held shower attachment, part tiled walls, tile effect flooring and radiator.

Outside: To the front is a block brick driveway with parking for several cars, and area of lawn with a tree, a block brick pathway to the side of the house with bin storage space and a wooden gate giving rear garden access. At the rear there is a paved terrace directly behind the house, an area of lawn, with some planting, wooden fenced perimeters and a backdrop of trees and shrubs.

Garage: 17'7 x 18'9 front aspect double up and over doors, rear aspect pedestrian doors, lighting and electricity.



GROUND FLOOR
897 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.5 sq.m.) approx.



TOTAL APPROX AREA EXCLUDING GARAGE 117.24 SQ.M

TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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		81
(69-80) C	69	
(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		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,709.00)

EPC: C (69)

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, situated towards Pennington Place's end of the village, 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. Pennington Place 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 via a cut through walkway, 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 40-minute journeys.



