

25 Colonels Way, Southborough





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Substantial Stylish 5-Bedroom Family Home in Sought After Cul-De-Sac

Accommodation Summary

- Detached house
- Principal bedroom with dressing area and en-suite
 - 5 bedrooms, 2 en-suite
 - Living room
- Stunning kitchen/breakfast room
 - Family/dining room
 - Home office
 - Bathroom
- Sunny rear south facing garden
- Driveway and double garage



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This fabulous family home has been extended and remodelled by its current owners to create a layout and flow that is ideal for family life.

Set back from its quiet cul-de-sac setting by a driveway that fronts the double garage, its smart red brick exterior delivers plenty of kerb appeal.

A part glazed gabled porch welcomes you into the light filled interior, its warm wooden flooring seamlessly linking rooms on both sides of the hallway, with a useful guest cloakroom at the rear.

First on the right is the home office dappled in sun light from its deep bay fronted window.

Opposite is the spacious living room which also benefits from a front aspect bay window. To the rear are glazed sliding doors that borrow light from the rear and can also lie open to extend the living space into the family room, creating superb entertaining space. It is plenty big enough for large family sofas to relax in whilst a wood burning stove is perfect for cosy nights in.

Behind is the dining/family room which is flooded with light from its large roof lantern and rear glazing with French doors opening at two angles into the garden. It is a very social space, perfect for chatting to friends and family as you prepare dinner.

Opening to the right is the stunning kitchen/breakfast room whose large space is brightened by its bi-fold doors that bring garden views in. It is beautifully finished with glossy cabinets topped with gleaming granite work tops. An island with room for two bar stools, curved cupboards, a wine rack and cooler, is the perfect spot for your morning coffee. There is space for an oven with integrated appliances such as a Zanussi microwave and Neff dishwasher neatly housed with bold coloured glass splash backs behind that contrast beautifully with the neutral cupboards and black speckled granite. The streamlined cupboards, some of which are glazed and back lit, provide ample storage and space and plumbing for a washing machine.

A turning staircase flooded with light from its landing window draws you up to the immaculate first floor rooms.

There are four bedrooms, three of which are generous doubles, one with an en-suite and all with large windows, the back two enjoying views across the playing fields behind.

Completing the floor is the family bathroom which is bright and modern with a shower over its bath.

A further flight of stairs takes you up to the second floor and the principal bedroom suite. An en-suite to the left delivers luxury with a freestanding double ended bath and walk-in shower cubicle with rainwater shower head.

Opposite, the principal bedroom with French doors and a glazed Juliet balcony enjoys far reaching green views, a dressing area with bespoke fitted wardrobes and a large walk-in wardrobe.

The sunny south facing garden is fully enclosed making it a safe sanctuary for children and pets. It is mostly laid to lawn with some planting and a wooden gate to the rear cleverly gives access to the allotments at the back. A paved terrace that sits behind the house is perfect for summer entertaining and there is access to the garage, which deals with all your storage issues.

This home certainly delights in delivering a luxury family lifestyle that you could move straight in and enjoy. It is also ideally located being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!



Gabled Porch: part opaque glazed entrance door, front and side aspect double glazed windows, part opaque, space for coats and shoes, wooden flooring and opening into:

Entrance Hall: wooden flooring, radiators and doors opening into:

Home Office: 10'10 x 11'1 front aspect double glazed bay window, wooden flooring and radiator.

Cloakroom: steps down, part panelled walls, low level WC, wall hung wash hand basin with mixer tap and wooden flooring.

Living Room: 13'3 x 22'1 front aspect double glazed bay window, fireplace with painted mantle, marble surround and hearth and wood burning stove, radiator and glazed rear aspect internal doors opening into:

Dining/Family Room: 13'3 x 13'11 rear aspect double glazed windows, rear and side aspect French doors opening into the garden, glazed roof lantern, wooden flooring with underfloor heating and opening into:

Kitchen/Breakfast Room: 20'7 x 13'11 rear aspect bi-fold doors, side aspect Velux window, side aspect double glazed window and wooden flooring with underfloor heating. There are glossy eye and base level cabinets, part glazed with back lighting, granite work tops with drainer and coloured glass splash backs. There is an integrated fridge/freezer, integrated Neff dishwasher, inset stainless steel sink with mixer tap, integrated Zanussi microwave, stainless steel and glass extractor fan, pull out larder cupboard, pan drawers, open shelving, low level cupboard with space and plumbing for a washing machine and eye level cupboard housing the Worcester boiler. The island has a two-tier granite work top with space for two bar stools, curved end cabinets, integrated wine fridge, wine rack, cupboards and drawers.

Stairs up to first floor landing with rear aspect double glazed window, airing cupboard housing the water pressure cylinder and doors opening into:

Bedroom 2: 14'9 x 11'1 front aspect double glazed windows, fitted wardrobe with double hanging rails, fitted double wardrobe with sliding mirrored doors, double hanging rails and shelf, radiator and door opening into:

En-suite: side aspect opaque double glazed window, low level WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted shower attachment, heated towel rail and wooden flooring.

Bedroom 3: 11'7 x 11'1 front aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

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

Bedroom 5: 6'9 x 8'11 rear aspect double glazed window and radiator.

Family Bathroom: rear aspect opaque double-glazed window, tiled panel enclosed bath with mixer tap and wall mounted shower fitting, glass shower bath screen, vanity unit with wash hand basin with mixer tap over and cupboards and drawers under, low level WC, heated towel rail and tiled walls and flooring.

Stairs up to second floor with rear aspect double glazed window and doors opening into:

Principal Bedroom: 20'6 x 17'11 rear aspect French doors with glazed Juliet balcony, rear and front aspect Velux windows, eaves storage cupboard, radiator, open dressing area with fitted open shelves, fitted wardrobes with hanging rails and cupboards above and walk-in dressing room cupboard with shelving and hanging rails.

En-suite: rear aspect Velux window, freestanding double ended bath with floor standing mixer tap and handheld shower attachment, pedestal wash hand basin with mixer tap, low level WC, walk in shower cubicle with rainwater shower head and handheld shower attachment, eaves storage cupboard, heated towel rail and wooden flooring.





APPROX TOTAL AREA EXCLUDING GARAGE 206.23 SQ.M

TOTAL FLOOR AREA : 2572 sq.ft. (238.9 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		
(69-80) C		
(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	



Outside: The house is approached via a hard surface driveway that fronts the double garage. There is a decorative gravelled area to the side and in front of the house with wooden fencing to the front and a wooden gate to the side giving rear garden access. The south facing rear garden is laid mainly to lawn with wooden fencing at all perimeters with some stocked flower beds in front and trees. There is a paved terrace to back of the house, pedestrian access into the rear of the garage and a rear aspect wooden gate giving access into the allotments behind.

Double Garage: 14`9 x 16`11 front aspect up and over door, rear aspect part glazed pedestrian door, lighting and electricity.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£2,709.00)
EPC: C (71)

Area Information: Southborough, Tunbridge Wells, Kent

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Colonel's Way is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, 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 only 2.5 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 35-minute journeys. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



