

18 Pennington Place, Southborough





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Spacious, Bright 4-Bedroom Family Home in Peaceful Cul-De-Sac

Accommodation Summary

- Detached house
 - Living room
 - Dining room
- Kitchen/breakfast room
- 4 bedrooms, 1 en-suite
 - Bathroom
- Ground floor cloakroom
- Double garage and driveway for several cars
 - South facing garden
- Sought after village location



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This wonderful home occupies an enviable corner plot in its tranquil cul-de-sac.

It has open farmland and woodland walks on its doorstep so that you can enjoy a relaxed family life, but also benefits from excellent schools and superb transport links nearby.

A neat lawn area and driveway for several cars fronts this home's smart exterior of hung tiles and red brick. A detached double garage sits neatly to the side.

The design of the house offers a family friendly layout and flow, with the opportunity to convert or extend its current flexible living space.

A covered entrance door opens into the entrance hallway, with a useful guest cloakroom.

Straight ahead is the spacious living room, flooded with light from its front aspect square bay window. There is plenty of room for large family sofas for cosy nights in but, as it opens into the dining room behind, it also offers superb entertaining space.

The dining room at the rear, conveniently placed next to the kitchen, has a back wall of glazed doors bringing in glorious garden views.

The kitchen/breakfast room is a bright space with a sink cleverly placed under its large window and a door giving rear garden and garage access. It has plenty of wooden cabinetry, counter tops and space for appliances with a pull-out extractor hood. A breakfast bar overhang, with space for two bar stools, is the perfect spot to enjoy your morning coffee.

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

The principal bedroom benefits from an en-suite shower room and the fourth bedroom doubles nicely as a much needed home office.

A family bathroom with lots of natural light completes the first floor.

Outside the sunny south facing garden is laid mainly to lawn with pretty stocked flower beds and interesting trees. A large, paved terrace, perfect for alfresco dining, is at the rear of the house and the garden is fully enclosed, making it a safe sanctuary for children and pets. A wooden shed and the double garage deliver great storage space.

This bright, spacious home set in its quiet village location with all your first-class schooling and transport needs on your doorstep is perfect for a growing family.

There is also fantastic development opportunity, subject to the usual planning consents, of course. A must see!





Canopied entrance door, which opens into:

Entrance Hall: with front aspect opaque double glazed window, radiator and doors opening into:

Cloakroom: front aspect opaque double glazed window, low level WC, vanity unit with wash hand basin over and cupboard under and radiator.

Living Room: 20'1 x 15'6 front aspect double glazed square bay window, radiator, under stair storage cupboard and opening into:

Dining Room: 11'4 x 12 rear aspect glazed sliding doors, radiator and door opening into:

Kitchen/Breakfast Room: 11'4 x 8'10 rear aspect double glazed window, side aspect part opaque glazed door giving garden access, space for oven, pull out extractor hood, space for under counter fridge and freezer, sink with mixer tap over and drainer and tiled splash back. The kitchen has plenty of wooden eye and base level cupboards, part glazed, worktop space and a breakfast bar overhang with space for 2 bar stools.

Stairs up to first floor landing with side aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, over stair fitted cupboard with shelving, ceiling access hatch into boarded loft with drop down ladder and doors opening into:

Bedroom 1: 12'3 x 12'9 front aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator and door opening into:

En-suite: side aspect opaque double glazed window, shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under and tiled walls.

Bedroom 2: 11'8 x 8'2 front aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 3: 7'8 x 10 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 4: 7'8 x 8'8 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

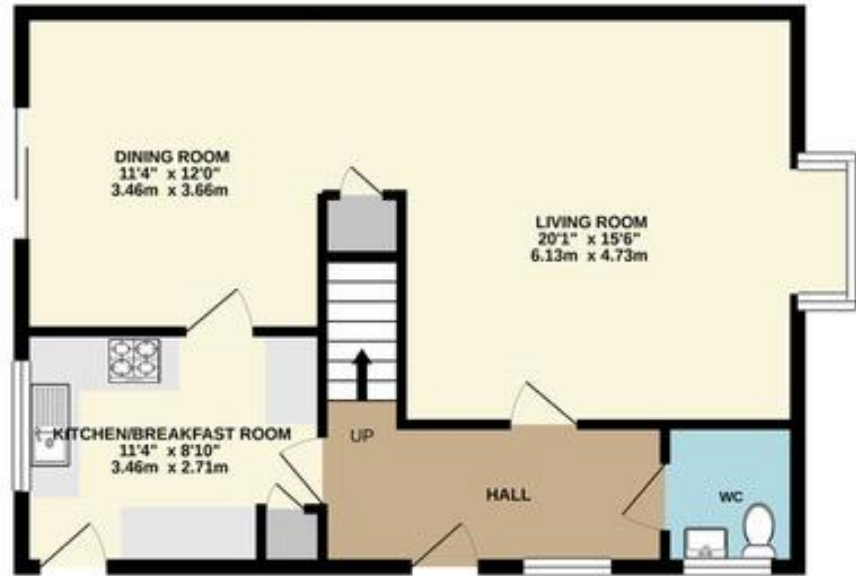
Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap and handheld shower attachment, pedestal wash hand basin, low level WC, part tiled walls and radiator.

Double Garage: 18'8 x 17'4 front aspect up and over double doors, lighting and electricity, hard surface flooring and side aspect pedestrian door.

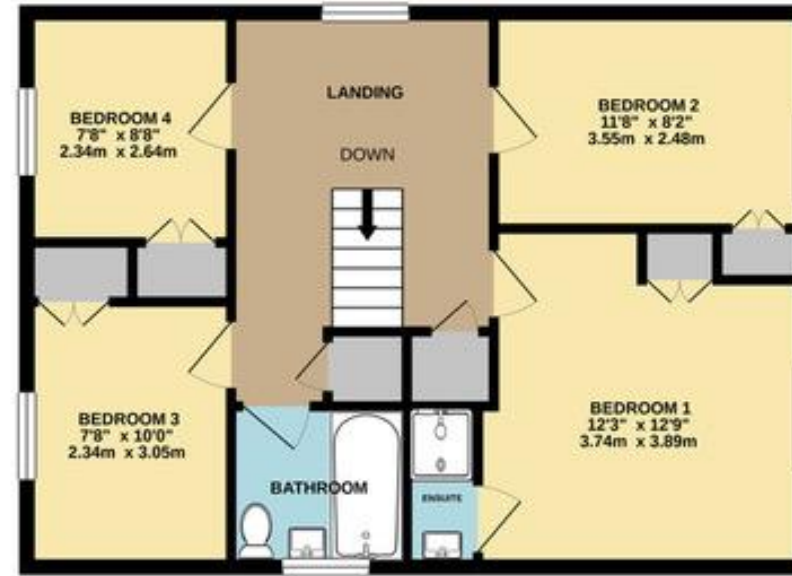
Outside: The house is approached via a block brick driveway with parking for several cars that fronts the double garage with up and over doors to the front. There are areas of lawn to both sides of the driveway with hedging, trees and stocked flower beds. A side wooden gate gives rear garden access with a paved terrace behind with a wooden shed and a brick area behind the garage for bin storage. The beautiful rear garden is laid mainly to lawn with wooden fencing at all perimeters with tree and mature stocked flower beds. At the rear of the kitchen and dining room there is a large paved terrace, perfect for alfresco dining.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



ENTRANCE FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 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 <small>EU Directive 2002/91/EC</small>		



General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£2,868.59)
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.



