

4 Doon Brae, Southborough





4 Doon Brae, Southborough, Tunbridge Wells TN4 0TF

Substantial 4-Bedroom House in Sought After Cul-De-Sac

Accommodation Summary

- Detached house
- Four bedrooms, 1 en-suite
- Living room with sit on balcony
 - Dining room
- Family room and home office
 - Kitchen/breakfast room
- 3 Bathrooms
- Pretty gardens
- Double garage, workshop and driveway
 - Sought after village location



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This fantastic home sits on a peaceful cul-de-sac, nestled in the heart of its popular village location, with lush green woodland as its backdrop.

As it is elevated on a hill, its modest two storey appearance from the front conceals a further floor which opens directly onto its glorious gardens, framed by leafy views.

Arranged over three floors this superb family home has benefited from some redesigning by the current owners, but its flexible layout and position gives you the added opportunity to extend and remodel too.

With a smart exterior and impressive setting, the house is set back from the quiet cul-de-sac by a neat area of lawn, decorative pebbled beds, stocked flower beds and rose bushes.

A block brick driveway to the side fronts the double garage behind, while steps wind you down towards the entrance door.

The entrance hallway, with a useful shower room and a walk-in cupboard to keep the space clutter free, is bright and immaculate.

First on the left is the living room with dual aspect windows flooding the room with light. Neutral walls contrast beautifully with the wooden flooring and its sliding glazed doors to the rear open onto the glazed sit on balcony with unrestricted leafy views. There is also a gas effect wood burning stove, perfect for cosy nights in.

Part glazed folding doors to the side can lie open extending the space into the dining room, conveniently placed next to the kitchen, or remain closed, for an intimate dining experience.

The wonderful kitchen/breakfast room was installed by the current owners who have created a stylish culinary space which also enjoys the glorious garden views with a long breakfast bar at the rear. There are plenty of cupboards top and bottom, counter tops, space for a range oven, fridge/freezer, dishwasher and washing machine, a sink that sits cleverly under the side aspect window and a stable door that gives access to the driveway. Red tiled splashbacks compliment the kitchen colour scheme and under counter and plinth lighting give it a contemporary feel.

Also accessed from the kitchen is the double garage to the side which has lighting, electricity, and plenty of space for additional appliances and storage.

Returning to the hallway, stairs lead you down to the lower ground floor and a wide hallway with garden access and open under stair storage space.

There are two large rooms either side of the hallway which are currently used as a music room and a home office/workshop, but they have also been used as bedrooms for teenage children. With glazed doors opening onto the terrace in one and proximity to an additional attached workshop in the other, there is plenty of opportunity to redefine and remodel the space, depending on your needs.

Climbing the stairs to the first floor, brightened by a front aspect window, the landing has an airing cupboard and ceiling access hatch with a drop-down ladder into the loft.

The principal bedroom is on the far right with glorious garden views, two sets of fitted wardrobes and a large en-suite bathroom.

There are three further bedrooms, two of which are generous doubles, all with fitted wardrobes and wonderful views.

Completing the floor is a family bathroom with a corner jacuzzi bath with a wall mounted shower attachment.

The beautiful rear garden is a green and peaceful oasis. It is tiered with a large, paved terrace, perfect for summer entertaining, with paved steps on both sides, flanked by well stocked flower beds, leading to a neat area of lawn. There is a further paved terrace and an array of stocked flower beds filled with a variety of flowers and plants. Further steps to the side lead down to the rear where there is a greenhouse. There is street access and access into the workshop under the garage. The garden offers privacy with tree top views and is beautifully presented making it perfect for entertaining in the warmer months.

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. A must see!





Part opaque glazed entrance door which opens into:

Entrance Hall: front aspect opaque double glazed window, wooden effect flooring, walk in cupboard with hanging rail for coats and front aspect double glazed window, radiator and doors opening into:

Shower Room: front aspect opaque double glazed circular window, shower cubicle with wall mounted shower with hand held shower attachment and rainwater shower head, vanity unit with wash hand basin and mixer tap over and cupboard under, wall mirror with lighting, low level WC and heated towel rail.

Living Room: 11'1 x 21'5 front aspect double glazed window, rear aspect double glazed sliding doors opening onto sit on balcony with glass balustrade, wooden flooring, fireplace with stone hearth and surround, wooden mantle and gas effect wood burning stove insert, radiators and part glazed folding doors opening into:

Dining Room: 10'6 x 10 rear aspect double glazed window overlooking the garden, wooden flooring, radiator and door opening into:

Kitchen/Breakfast Room: 9 x 21'5 side and rear aspect double glazed windows, side aspect part glazed stable door, breakfast bar with space for 2 bar stools, space for fridge/freezer, space for range oven, space and plumbing for washing machine, space and plumbing for dishwasher, quartz counter tops, under counter 1 ½ sink with mixer tap, tiled splashback, eye and base level units, tall cupboards, under counter and plinth lighting, radiator and door opening into:

Double Garage: 15'10 x 17 front aspect up and over door opening onto the driveway, lighting and electricity, space for storage and additional appliances.

Stairs down to the lower ground floor hallway with rear aspect part opaque glazed door opening into the garden, open under stair recess, radiator and doors opening into:

Family Room/Bedroom 5: 11'1 x 13'8 rear aspect glazed sliding doors opening onto the garden terrace and radiator.

Home Office/Bedroom 6: 13'8 x 10 rear aspect double glazed window, wooden effect flooring and radiator.

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

Principal Bedroom/Bedroom 1: 10'6 x 14'11 rear aspect double glazed window, two fitted mirrored sliding door wardrobes with hanging rails and shelves, radiator and door opening into:

En-suite: front aspect opaque double-glazed window, panel enclosed P shaped bath with mixer tap, wall mounted shower attachment and bevelled glass shower screen, vanity unit with glass counter top and wash hand basin, mixer tap and cupboard under, concealed cistern WC, part tiled walls and heated towel rail.

Bathroom: front aspect opaque double-glazed window, corner panel enclosed jacuzzi bath with mixer tap and wall mounted shower attachment, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, wooden effect flooring and heated towel rail.

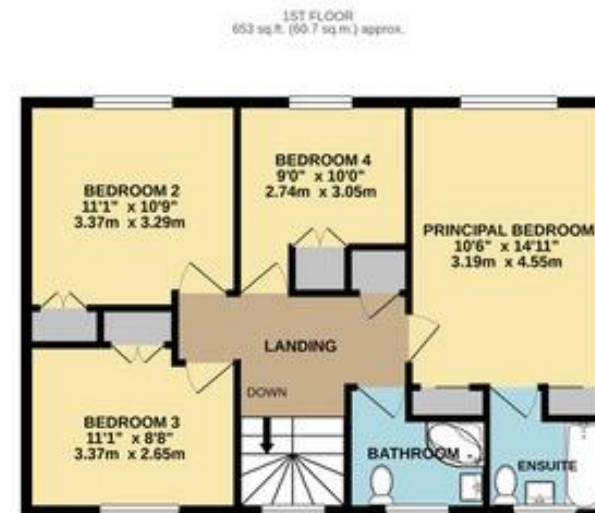
Bedroom 2: 11'1 x 10'9 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 3: 11'1 x 8'8 front aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 4: 9 x 10 rear aspect double-glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Outside: There is an area of lawn to the front with a mix of decorative pebbled and stocked flower beds, rose bushes and steps down to the front entrance door. There is a block brick driveway to the side and in front of the double garage.



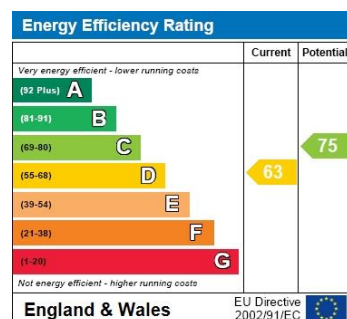


TOTAL APPROX AREA EXCLUDING GARAGE & WORKSHOP 166.45SQ.M

TOTAL FLOOR AREA : 2211 sq.ft. (205.4 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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There is side access to the rear garden. The beautiful rear garden has a large, paved terrace, two sets of paved steps down, with stocked flower beds in between, leading to an area of lawn, surrounded by stocked flower beds with an additional paved terrace. A set of steps to the side lead to a further area of garden with a greenhouse. The garden is enclosed on all sides by mature trees, plants and shrubs.

Workshop/Storage Room: 15`11 x 9`7 side aspect door, rear aspect window, lighting and electricity.

General:
 Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band F (£2,842.00) /EPC: D (63)

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. The Ridgeway playing fields and allotments are also a short walk away. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Doon Brae is also within the catchment areas for the 6 highly regarded and very sought after Tunbridge Wells and Tonbridge 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 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 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.

