

37 Pennington Place, Southborough, Tunbridge Wells





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Immaculate 4-Bedroom Detached Family Home in Peaceful Cul-de-sac

Accommodation Summary

- Detached house in stunning location
 - 4 double bedrooms, 1 en-suite
 - Spacious living room
 - Dining room
 - Well presented kitchen
 - Conservatory
 - Modern bathroom
 - South facing garden
 - Large driveway and tandem garage
- Sought after village location and close to good schools



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This fabulous house, lovingly owned by the same family for nearly four decades, is surrounded by open farmland and woodland walks so that you can enjoy a relaxed family life. However, you get the best of both worlds, as it also benefits from excellent schools and superb transport links nearby.

A block brick driveway with parking for several cars fronts a tandem garage, with pretty stocked flower beds and a neat lawn to the side.

A part glazed entrance door opens into the bright porch, with space for coats and shoes.

Stepping into the hallway, with a useful guest cloakroom, rooms run off it at every angle offering spacious and flexible accommodation.

Straight ahead is the living room, flooded with light from its rear aspect window. It's electric wood burning stove adds character and warmth and there is plenty of space for family sofas.

A set of glazed doors to the side open into the dining room, conveniently placed next to the kitchen, with sliding glazed doors opening into the sunny conservatory at the rear.

The conservatory's glazed pitched roof and wrap around windows bring in glorious garden views and doors at both sides give garden access.

The double aspect kitchen is a bright space with cream units contrasting beautifully with grey counter tops and housing integrated Neff appliances. With a sink cleverly placed under the front window, the kitchen delivers wonderful cooking facilities, and access is gained from both the hallway and the dining room behind.

Climbing the stairs to the first floor, there are four bedrooms, all beautifully presented, with large windows making them bright and welcoming spaces.

The principal bedroom enjoys beautiful views over the shared green and tree tops beyond. It also benefits from a modern en-suite bathroom with a separate shower cubicle.

A family bathroom with shower over the bath completes the first floor.

The home's garden, mainly laid to lawn, is pretty and well-tended with a colourful array of a variety of stocked flower beds and perimeter shrubs and hedging. A paved terrace to the side is perfect for summer entertaining.

The tandem garage can be accessed via a pedestrian door to the rear as well as an up and over door to the front and it has plumbing and space for appliances, as well as ample room for storage.

This home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop. It is the perfect home for a young family. A must see!





Part glazed entrance door opening into:

Porch: front and side aspect double glazed windows, opaque part glazed door which opens into:

Entrance Hall: front aspect opaque windows, radiator and doors opening into:

Cloakroom: front aspect opaque window, slimline vanity unit with wash hand basin and mixer tap over and cupboard under, concealed cistern WC with cupboards to the side and vanity shelf above, heated towel rail and tiled walls and flooring.

Living Room: 13 x 17'7 rear aspect double glazed window, electric wood burning stove with granite surround and hearth, under stair storage cupboard, radiators and side aspect glazed doors opening into:

Dining Room: 11'5 x 13'7 rear aspect double glazed sliding doors opening into the conservatory, radiator and door opening into:

Kitchen: 11'5 x 8'11 front and side aspect double glazed windows, integrated under counter fridge, integrated Neff dishwasher, Neff double oven in tall housing unit, Neff 4 ring electric hob, extractor hood, sink with drainer and mixer tap, eye and base level units with counter tops, tiled splash back, tiled flooring, wine rack and larder cupboard with shelving. An eye level cupboard houses the boiler.

Conservatory: 10'5 x 11'11 side aspect glazed doors giving garden access, wrap around double glazed windows, glazed roof and tiled flooring.

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

Bedroom 1: 13'3 x 14'2 front aspect double glazed window, 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 Aqualisa shower attachment, panel enclosed bath with mixer tap, tile effect flooring and radiator.

Bedroom 2: 11'5 x 12'5 rear aspect double glazed window, fitted double wardrobe with hanging rail and shelf and radiator.

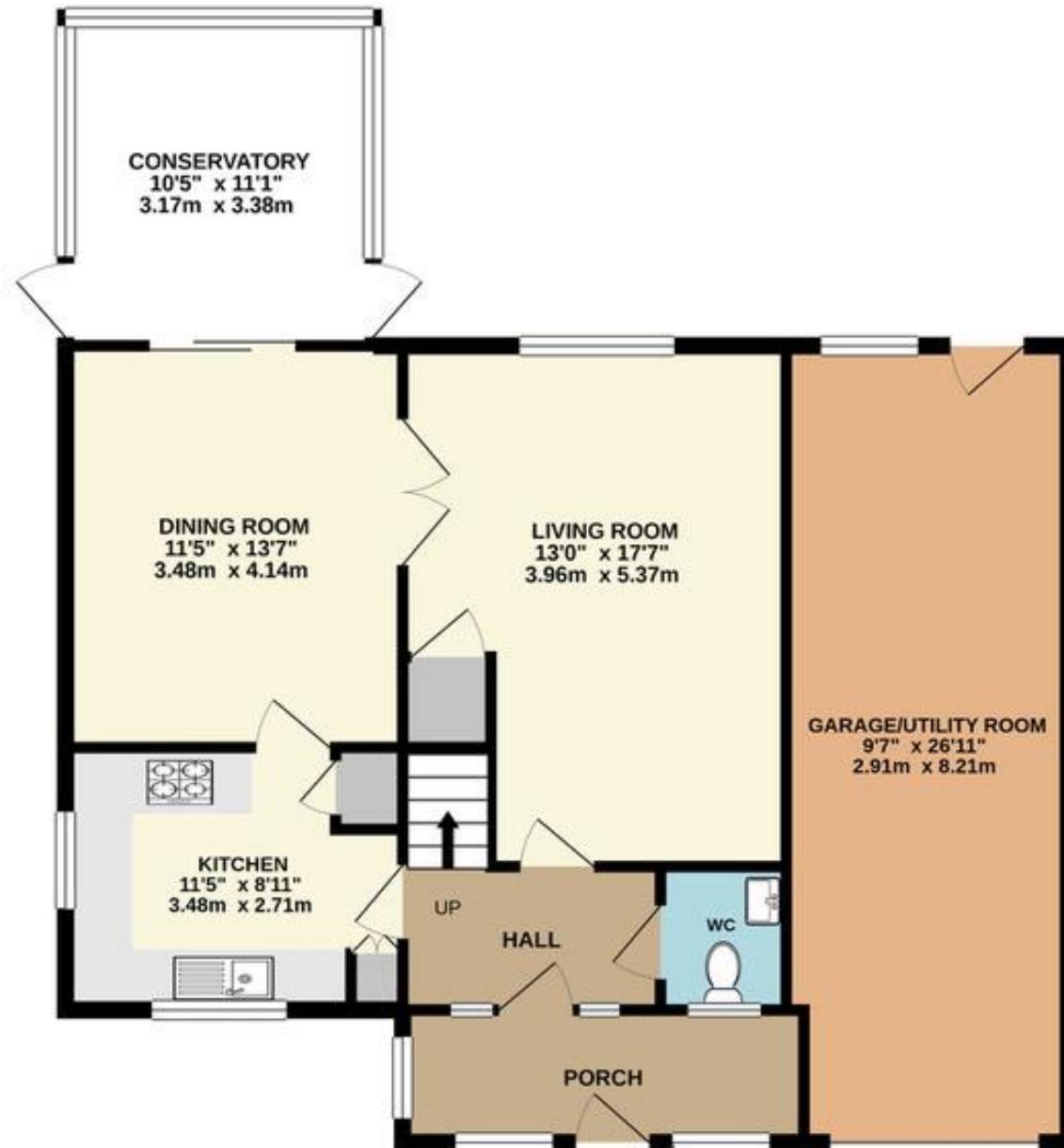
Bedroom 3: 12'10 x 8'3 rear aspect double glazed window, fitted double wardrobe with hanging rail and shelf and radiator.

Bedroom 4: 8'1 x 10 front aspect double glazed window and radiator.

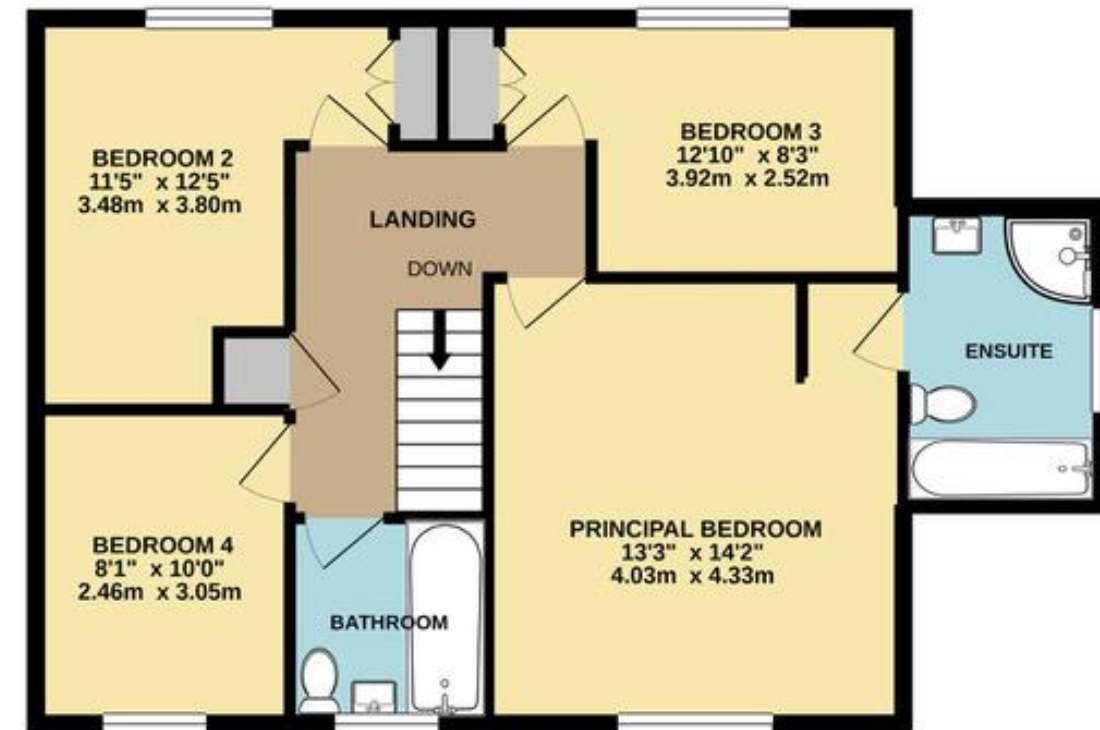
Bathroom: front aspect opaque double glazed window with vanity shelf, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, tile effect flooring and radiator.



GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



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	52	78
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1659 sq.ft. (154.2 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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Outside: To the front is a block brick driveway with parking for several cars, an area of lawn with stocked flower beds, circular low hedging with central trees and plants, low walls to the sides with planting in front, hedging in front of a paved pathway with railings which stretches to the side of the house, with space for storage, a side wooden gate giving rear garden access with bin storage space behind. At the rear there is a paved terrace, an area of lawn, stocked flower beds, a low Acer tree, a Conifer tree, a wooden fenced perimeter to the right, high hedged perimeters to the left and rear and rear garage access.

Garage: 9'7 x 26'11 front aspect up and over door, rear aspect part glazed pedestrian door, rear aspect double glazed window, space and plumbing for appliances, lighting, and electricity.

General:
Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£2,842.00) / EPC: E (52)

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.



