

# 56 Pennington Road, Southborough, Tunbridge Wells





# 56 Pennington Road, Southborough, Tunbridge Wells TN4 0ST

*Pretty Period 1-Bedroom Cottage With Loft Room And Large South Facing Garden*

## Accommodation Summary

- Mid terrace house
  - Living room
  - Dining room
  - Kitchen
  - Double bedroom
- Modern 1st floor bathroom
  - Loft room
- South facing garden
- Sought after village location
- Walking distance of mainline station



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With open farmland and woodland walks on its doorstep this home's location offers the best of both worlds as you also benefit from local shops, excellent schools, and superb nearby transport links.

Set back from the road by a raised lawn, edged with flowering borders, this pretty red brick cottage delivers plenty of kerb appeal.

It's entrance door welcomes you into the charming living room, brightened by its front window and neutral décor. It has a feature fireplace with wood burning stove to add warmth on colder days and has enough room for furniture and sofas to relax in.

Behind is the dining room, conveniently placed next to the kitchen. It has an open recess under the stairs for furniture and ample space for a dining table and chairs.

Next door is the streamlined kitchen which has everything you need with plenty of fitted cupboards, counter surface and a fitted oven. The sink is placed under the window and a part glazed door provides light and access into the back garden.

Climbing the stairs to the first floor, the double bedroom is at the front. With fitted wardrobes either side of the chimney breast and a large window, it is a restful retreat.

The modern bathroom at the rear is bright and contemporary with a vanity unit with storage and a shower over the bath.

Steps at the end of the landing lead up to a loft room, currently used as home office.

Outside the sunny south facing garden is laid mainly to lawn with planting adding interest and colour and a vegetable patch at the rear. A brick outbuilding and a large wooden shed provide lots of storage space.

This fabulous period home provides tranquil privacy in a central location. A must see!





**Entrance door, which opens into:**

**Living Room:** 11'10 x 11'10 front aspect double glazed window overlooking the street, fireplace with oak beam mantle, tiled hearth and inset wood burning stove, alcove fitted cupboard with open wall shelving above, radiator and door opening into:

**Dining Room:** 11'10 x 10 rear aspect double glazed window, open under stair recess, stairs rising to 1st floor, fitted cupboard housing the boiler, radiator and door opening into:

**Kitchen:** 10'3 x 6'6 side aspect double glazed windows and part glazed door into the garden courtyard, fitted oven, stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, space for fridge/freezer, tiled splashback, tile effect laminate flooring, and column radiator. The kitchen has plenty of wooden effect worktop space and a good selection of eye and base level units.

**Stairs up to first floor landing with under stair open recess with hanging rail and doors opening into:**

**Bedroom 1:** 11'10 x 10'5 front aspect double glazed window with views of the street, opening in chimney breast with painted wooden mantle, alcove wardrobes with hanging rails and shelving, open wall shelving and radiator.

**Bathroom:** rear aspect opaque patterned double glazed window, vanity unit with wash hand basin and mixer tap over and drawers under, panel enclosed bath with wall mounted taps, hand held shower attachment, rainwater shower head and hinged glass shower screen, concealed cistern WC, heated towel rail, part tiled walls and wooden effect laminate flooring.

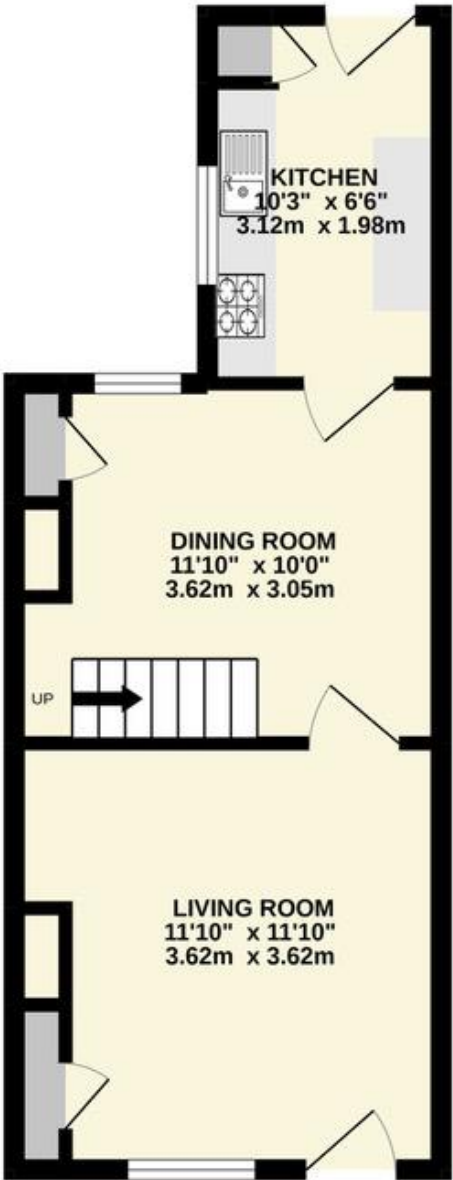
**Steps up to second floor opening into:**

**Loft Room:** 13'2 x 11'10 rear aspect Velux window and eaves storage.

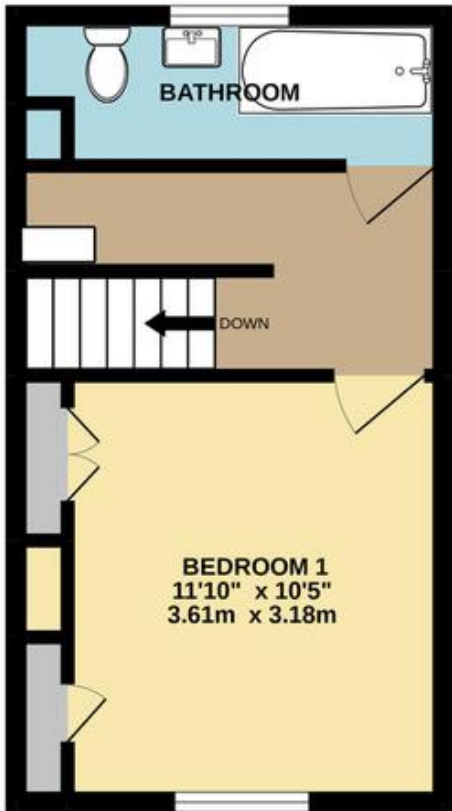
**Outside:** To the front is a raised brick enclosed area of lawn with stocked flower bed borders and a block brick pathway and steps leading up to the entrance door. There is right of way rear access at both sides of the terrace, a courtyard outside the kitchen to the side of the house and a brick outbuilding, currently with WC facilities. A paved pathway at the rear leads past an area for bin storage and a large wooden shed to a garden laid mainly to lawn with a mix of fencing and planting to the perimeters and a vegetable patch at the rear.



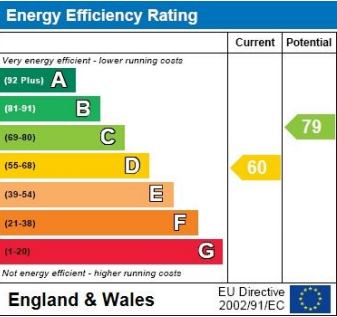
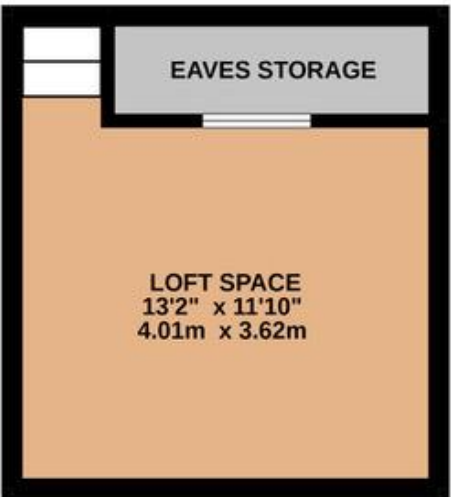
GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



2ND FLOOR  
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,530.00) / EPC: D (60)

#### Area Information: Southborough, Tunbridge Wells

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, Meadow View sits on one of the village's most sought-after roads. 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. 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 Road'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 Road 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, 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.



