

# 25 Pinewood Gardens, Southborough, Tunbridge Wells





# 25 Pinewood Gardens, Southborough, Tunbridge Wells TN4 0NN

*Unique contemporary 4-bedroom house with garden studio in sought after location*

## **Accommodation Summary**

- Recently extended detached house
  - 4 double bedrooms, 3 en-suite
    - Kitchen/breakfast room
    - Living/dining room
    - Utility room/larder
  - Boot room with dog bath
    - 2 modern bathrooms
- Garden studio with kitchen/office/gym/mezzanine area
- Garden (approx. third of an acre) and driveway with parking for multiple vehicles
  - Further development potential with existing plans



**Tel: 01892 514 189**

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Sit prominently at the end of a quiet cul-de-sac, the pretty 1930s appearance of this home as you approach is quaint. Once inside, however, its beauty, scale and impeccable design are immediately apparent and take your breath away.

Brimming with style and immaculate throughout, the home's substantial and spacious layout is ideal for family life whilst its reconfigured ground floor space offers plenty of entertaining space too.

A part glazed porch with space for muddy boots welcomes you into the entrance hallway, its warm wooden flooring, wall panelling and chic décor connecting its generous rooms that run off it at every angle.

First on the right is the third bedroom, which can alternatively be used as a second reception room with its handsome fireplace and wooden flooring dappled in sun light from its front aspect square bay window.

At the rear of the house, through a pocket sliding door, is the jewel in this home's crown, the fabulous open plan kitchen, dining, living room. It really is a showstopper both in terms of its size and creative design with bi fold doors effortlessly extending the living space onto the decked sun terrace at the rear.

The dimensions of the living space define a dining and seating area, with ample space for sofas and a large dining table under the glazed roof lantern. A clever mix of exposed brick, wall panelling and walnut flooring create a space that is a visual delight and a picture window to the rear creatively adds more natural light.

The luxury kitchen is streamlined and sleek with an impressively long island with plinth lighting, topped with Quartz and walnut, providing seating for four bar stools at the end. It offers open and closed storage and a home for the induction hob with downdraft extractor, sink with its boiling water tap and waste disposal unit, Neff dishwasher and pull-out bin. It is a cook's dream with a length of glossy cupboards housing all the high-end integrated appliances that you would expect from a house of this quality including Neff Slide and Hide double ovens with warming drawer and two side by side fridge/freezers. A window seat to the side with storage under and a bespoke fitted coffee station, with Quartz countertop and open shelving, add to the feeling of luxury that the space certainly delivers on.

At the side there is a useful family addition of a boot room with open larder storage and a bespoke tile enclosed dog bath, perfect for muddy paws.

Behind, through a beautiful hidden doorway, is the utility room with additional units, including a wall of full height open storage larder cupboards and space and plumbing for additional appliances. A further sink, countertop and base level cupboards fulfil every family need.

A bathroom to the side with a vanity unit and shower over the bath, can serve as a guest cloakroom as well as an en-suite to the bedroom behind.

Bedroom four is another versatile space, brightened by its front shuttered bay window with a walk-in bar area with raised counter enabling it to double as another reception room, should you so wish.

Climbing the lit wooden tread stairs to the first floor there are two generous double bedrooms, both double aspect with walk in dressing areas, the principal bedroom benefiting from two.

A Jack and Jill bathroom sits in between the two bedrooms with a freestanding bath and separate walk-in shower. An imaginative internal picture window enables you to watch tv as you take a bath.

It is a house that keeps on giving as there is a detached garden studio. It is a fantastic addition with a kitchen/home office area, a large gym room, a mezzanine level, and a private entrance. It is a very versatile space that can be used for visitors, as a rental opportunity or alternatively as a home office, away from the hustle and bustle of family life in the main house. There is also an area of garden behind the garden studio that is ripe for further development.

Outside the garden is a green oasis with a pond, a hot tub, a summer house, and wooden decking wrapping round the back of the house with creative lighting adding the wow factor after dark. A large stretch of enclosed lawn meets wooden fenced perimeters, with a gate giving access to the allotments and playing fields behind. Mature trees provide leafy privacy and creative planting make it a garden for all seasons, with the different sections of seating enjoying full sun throughout the day.





This home has been flawlessly finished by the current owners whose attention to detail has ensured stunning décor and fittings of the highest quality throughout, whilst retaining many of its 1930s features. It really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!

**Part glazed entrance door which opens into:**

**Porch:** front and side aspect double glazed windows, tiled flooring and door opening into:

**Entrance Hall:** wooden flooring, mid height wall panelling, fitted open wall shelves, under stair storage cupboard, radiator and doors opening into:

**Bedroom 3/Reception 2:** 15'1 x 12'11 front aspect double glazed square bay window with mid height shutters, fireplace with stone surround and mantle and gas fire, wooden flooring, and radiator.

**Kitchen/Breakfast Room:** 27 x 11'8 side aspect double glazed bay window with window seat and storage under and rear aspect internal doors overlooking and giving access to the living room. The room is a wonderfully light and airy space, with open access to the dining area at the rear. There is a long island (4.8 metres) with plinth lighting, topped with walnut and Quartz countertops, with overhang for 4 bar stools, open shelving, cupboards, drawers, pull out bin, integrated Neff dishwasher, 6 bottle wine fridge, CDA induction hob with downdraft extractor, 1 ½ under counter sink with Pronteau boiling water tap and waste disposal unit. There are a wall of full height Wren larder cupboards and tall units housing the Neff Slide and Hide double ovens with warming drawer and integrated side by side fridge/freezers. There is a bespoke coffee station with open shelving and a Quartz countertop, column radiator and Bellagio Calacatta tiled flooring with underfloor heating.

**Living/Dining Room:** 23'1 x 12 rear aspect bi fold doors, rear aspect picture window with seat, glazed roof lantern with lighting, part exposed brick wall, part panelled walls, walnut wooden parquet flooring and door opening into:

**Boot Room:** 13'3 x 3'8 internal front aspect window, rear aspect Velux window, fitted open wall shelving, wooden effect flooring, bespoke tile enclosed dog bath.

**Concealed door opening into:**

**Larder/Utility Room:** 11'8 x 6'4 automatic lighting, fitted open wall shelving, tiled flooring with underfloor heating, heated towel rail, space and plumbing for appliances, countertop, sink with mixer tap and drainer, base level cupboards and doors opening into:

**Shower Room:** side aspect stained glass window, automatic lighting, tile effect flooring with underfloor heating, concealed cistern WC, panel enclosed bath with wall mounted taps, rainwater shower head and glass shower screen, vanity unit with wash hand basin and mixer tap over and cupboards and drawers under, wall mounted mirrored cupboard unit with lighting above, part tiled walls, part mid height panelled walls and heated towel rail.

**Bedroom 4:** 15'1 x 15 front aspect double glazed square bay window with mid height shutters, wooden effect flooring, recessed bar area with raised wooden countertop and standing space behind and radiator.

**Wooden tread stairs with lighting up to first floor with front aspect Velux window and doors opening into:**

**Bedroom 2:** 16'8 x 12 side and rear aspect double glazed windows, eaves storage space, ceiling loft access hatch, column radiator and opening into:

**Dressing Area:** 12 x 6'9 walk in open recess with hanging rail, radiator, and storage space.

**Bathroom:** rear aspect double glazed window, side aspect internal picture window, walk in shower with wall mounted taps and rainwater shower head, freestanding single ended slipper bath with with floor mounted mixer tap, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and drawer and cupboard under, tiled flooring with underfloor heating, heated towel rail, and door opening into:

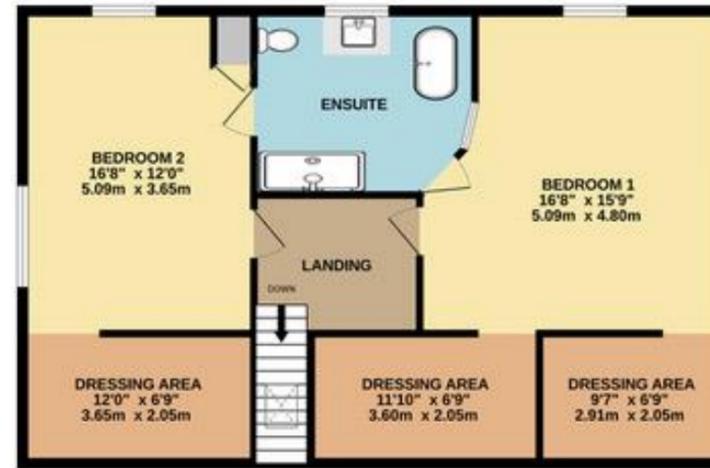
**Bedroom 1:** 16'8 x 15'9 side and rear aspect double glazed windows, column radiator and opening into:



GROUND FLOOR  
1326 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



ENTRANCE FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



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.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Dressing Area 1:** 9'7 x 6'9 walk in open recess with hanging rails, drawers, fitted open shelving, radiator, and storage space.

**Dressing Area 2:** 12 x 6'9 walk in open recess with hanging rails, drawers, fitted open shelving, radiator, and storage space.

**Garden Studio:** front aspect up and over electric door, roof solar panels and side aspect pedestrian door opening into:

**Studio:** 12 x 7'4 rear aspect double glazed window, radiator, fitted open wall shelves, base level cupboard and drawers, integrated Bosch oven, sink with pull out spray mixer tap, 2 ring electric hob, countertop, fitted desktop with cupboards under and door opening into:

**Gym:** 18'5 x 12 side aspect double glazed window, fitted cupboard, radiator, wooden steps rising to:

**Mezzanine Level:** 12 x 7'4 front aspect internal picture windows.

**Outside (approx. third of an acre):** The house is approached via a block brick driveway with parking for several cars. There is a low-level stone wall fronting an area of lawn with mature stocked flowers beds to the side and front of the house, trees and shrubs fronting the right fenced perimeter, a fenced perimeter to the left, and wooden gates providing rear garden access at both sides. The rear garden is laid mainly to lawn with a further block brick driveway offering more parking in front of the garden studio, a wooden shed to the rear of the garden studio with an area of garden that has the potential for further development, a pond, a decked enclosed hot tub, a wooden summer house and a boiler house. There is wooden decking with lighting to the rear of the house with an area for seating to the side, and paved terraces for seating, making it perfect for summer dining. There is a high degree of privacy with mature trees and shrubs, an assortment of stocked flower beds and wooden fencing at all perimeters making it safely enclosed on all sides, with a rear aspect wooden gate giving access to the Ridgeway playing fields and allotments.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council Tax: Band F (£2,932.00)

EPC: D (56)

