

5 Valley View, Southborough, Tunbridge Wells





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Substantial versatile 6-bedroom house in sought after cul-de-sac

Accommodation Summary

- Detached house in popular location
 - 6 bedrooms, 1 en-suite
 - 3 reception rooms
 - Kitchen/breakfast room
 - Utility room
- Bathroom and 2 shower rooms
 - Home office
 - Gym
- South west facing garden
- Garage and off-street parking



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This fabulous family home, with open countryside and playing fields on its doorstep, is also a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, making it the perfect home for families with professional needs.

Set back from its quiet cul-de-sac by an area of lawn separating two driveways, one that fronts the garage, its part weatherboarded exterior delivers plenty of kerb appeal.

A covered entrance door welcomes you into the hallway, its warm wooden parquet flooring connecting its rooms that run off it at every angle. A fitted cupboard with hanging space for coats keeps the space clutter free and there is a useful guest cloakroom at the front.

The generous size of the house is immediately apparent, with bright reception rooms providing plenty of versatile living space.

First on the left is the kitchen/breakfast room whose dual aspect windows flood the room with light and garden views. Dark wooden cabinets topped with contrasting work tops wrap round the room with an L shaped island, perfect for enjoying your morning coffee. There is space for a range oven and integrated appliances include an AEG dishwasher and an under counter fridge neatly housed in the island. The streamlined cupboards, some of which are glazed, provide ample storage and the sink is placed under the window overlooking the quiet street.

The dining room, conveniently opening off the kitchen, is a very social space, its open plan layout letting you chat to friends and family as you prepare dinner.

On the left of the kitchen is the family room with glazed sliding doors at the rear giving easy access onto the garden terrace. It offers a relaxed seating area and there is also access into the integrated garage next door, giving you plenty of opportunity to redefine and remodel the space, depending on your needs.

At the back of the house, accessed through the dining room, is the spacious living room which is flooded with light from its double aspect windows. Glazed sliding doors to the side can lie open in the summer months and the room offers superb entertaining space with ample space for large family sofas.

To the right is the home office, brightened by its rear aspect window overlooking the garden.

Returning to the hallway, the spacious utility room is on the right, with another sink for muddy boots and paws, additional storage and space and plumbing for appliances. It also gives access to the gym behind, which given its size could easily double as a playroom for the kids.

Climbing the stairs to the first floor there are six bedrooms, five of which are generous doubles and the principal bedroom has the luxury of a wall of fitted wardrobes and a large en-suite bathroom with a separate shower cubicle.

One of the bedrooms is currently set up as a home office.

Completing the floor are two modern shower rooms and a separate cloakroom.

The sunny south west facing garden is fully enclosed making it a safe sanctuary for children and pets. It is mostly laid to lawn with some mature planting and a wooden gate to the rear cleverly gives access to the allotments at the back. Large paved and decked terraces sit behind the house, perfect for summer entertaining and there is access to the garage, which deals with all your storage issues.

This fantastic house has benefited from some redesigning over the years, but its flexible layout gives you the added opportunity to remodel to your own requirements too. A must see!





Covered entrance door opening into:

Entrance Hall: front aspect double glazed picture window, parquet wooden flooring, fitted cupboard with hanging rail and shelf and space for coats and shoes, radiator with shelf above and doors opening into:

Cloakroom: side aspect double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and drawers under, fitted wall mirrored storage cabinet, part tiled walls and wooden effect flooring.

Kitchen/Breakfast Room: 16'10 x 10'10 front aspect double glazed window, rear aspect glazed sliding doors opening into the garden, radiator and tiled flooring. There are eye and base level cupboards, part opaque glazed, space for a range oven, tiled splashback, glass and stainless steel extractor, pull out bin, integrated AEG dishwasher, inset stainless steel sink with mixer tap and water softener tap, an island with integrated under counter fridge, storage cupboards and space for 4 bar stools and door opening into:

Family Room: 17 x 10'3 front aspect double glazed window, rear aspect glazed sliding doors opening into the garden, fitted cupboard with storage and housing the fuse boxes, radiators and door opening into:

Garage: 18'1 x 8'11 front aspect up and over door, rear aspect double glazed window, rear aspect part glazed pedestrian door opening into the garden, space for storage and additional appliances, lighting and electricity.

Dining Room: 14'2 x 10'2 side aspect double glazed window, fitted cupboard housing boiler and with shelving for storage, tiled flooring, radiator and door opening into:

Living Room: 22'6 x 17'11 side and rear aspect double glazed windows, side aspect glazed doors opening into the garden, under stair storage cupboard, radiators and door opening into:

Home Office: 10'1 x 6'1 rear aspect double glazed window and radiator.

Utility Room: 12 x 7'5 front and side aspect double glazed windows, eye and base level cupboards, 1 ½ stainless steel sink with drainer and mixer tap, space and plumbing for appliances, space for additional fridge/freezer, wall hung Valliant boiler, radiator, wooden effect flooring and door opening into:

Gym: 24'11 x 7'5 side and rear aspect double glazed windows, part full height mirrored walls, wooden effect flooring and radiators.

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

Principal Bedroom: 12'11 x 11'8 side aspect double glazed windows, wall of fitted wardrobes with hanging rails, shelving and drawers, radiator and door opening into:

En-suite bathroom: side and rear aspect opaque double glazed windows, shower cubicle with rainwater shower head and hand held shower attachment, wooden panel enclosed bath, vanity unit with 2 wash hand basins, vanity shelf over and cupboards and open shelves under, concealed cistern WC, heated towel rail, radiator and part tiled walls.

Bedroom 2: 20'1 x 7'1 rear aspect double glazed window and radiator.

Bedroom 3: 11'7 x 9'5 front and side aspect double glazed windows, ceiling loft access hatch, fitted double wardrobe with hanging rail and cupboards above and radiator.

Shower Room 1: front aspect opaque double glazed window, walk in shower with ceiling mounted rainwater shower head and handheld shower attachment, vanity unit with wash hand basin with mixer tap over and drawers under, heated towel rail, tiled and part mirrored walls and wooden effect flooring.

Toilet: concealed cistern WC with vanity shelf, wall hung wash hand basin with mixer tap, part tiled walls, wooden effect flooring and extractor fan.

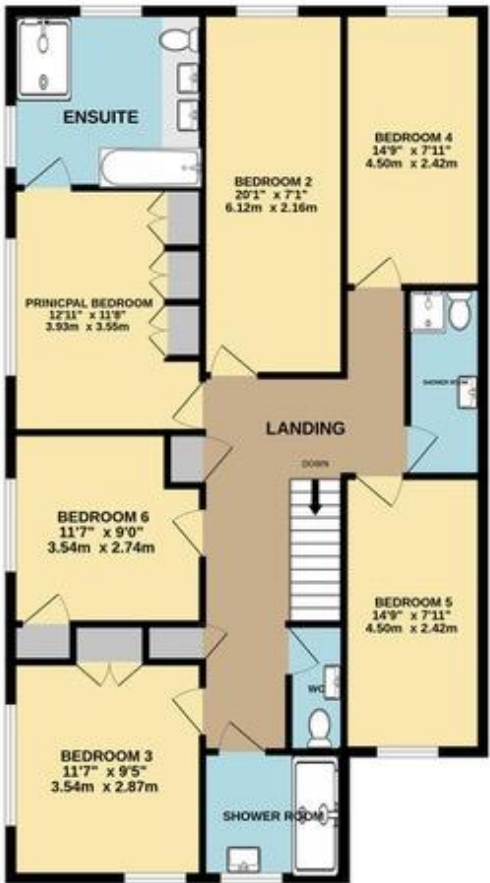
Bedroom 4: 14'9 x 7'11 rear aspect double glazed window and radiator.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2560sq.ft. (237.8 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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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		
	72	79
England & Wales		
EU Directive 2002/91/EC		



Shower Room 2: vanity unit with wash hand basin and mixer tap over and cupboard under, shower cubicle with wall mounted shower attachment, low level WC, heated towel rail, part tiled walls and tile effect flooring.

Bedroom 5: 14'9 x 7'11 front aspect double glazed window and radiator.

Bedroom 6: 11'7 x 9 side aspect double glazed window, fitted cupboard, fitted open wall shelves and radiator.

Outside: The house is approached via a hard surface driveway with an area of lawn in the middle and another hard surface driveway in front of the integral garage. There are mature trees, hedging and stocked flower beds next to the house with a section of wooden fencing to the side with a wooden gate for rear garden access. The west facing rear garden is laid mainly to lawn with wooden fencing and mature hedging at all perimeters with a wooden gate giving rear access into the allotments behind. There are mature stocked flower beds, trees and a wooden shed for storage. There is a pathway to the rear of the house, a block brick terrace to the side and a raised decked terrace with wooden pergola over with mature climbing plants.

General:
 Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
 Council tax: Band G (£3422.92) / EPC: C (72)

Area Information: Southborough, Tunbridge Wells, Kent - 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 Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the house. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards the house'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. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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. There is also a luxury coach service, which drops up and collects near to the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



