

8 Pennington Place, Southborough, Tunbridge Wells





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Spacious 4-bedroom house in sought after location with Annex potential

Accommodation Summary

- Detached house with separate annex option
 - 4 bedrooms, 1 en-suite
 - 5 reception rooms
 - Kitchen
 - 2 bathrooms and 1 shower room
- Landscaped gardens and countryside views
 - Double garage and driveway
- Sought after village location and close to excellent schools
 - Solar photovoltaic panels
 - Chain free



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This fantastic family home is on a quiet and friendly cul-de-sac in a sought-after area that presents a perfect dynamic of excellent schools, superb transport links and stunning open countryside views to the rear.

A neat lawned area edged with pretty flower beds and fruit trees fronts this home's double bay fronted exterior.

Its double garages with off street parking sit neatly to the side.

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

First on the right, light pours into the sitting room through its bay window overlooking the street. It is a welcoming space with plenty of room for large sofas to relax in.

Behind is a reception room, currently set up as a sewing room, with a connected shower room. It could easily double as a home office or a playroom for the children.

Next door the family room benefits from a porched front entrance door and glazed doors to the rear opening onto the balcony, delivering wonderful garden views.

Given the space, layout and private entrance, these rooms offer plenty of opportunity to redefine and remodel the space, depending on your needs.

Returning to the hallway and opposite is the spacious living/dining room with another beautiful bay window. It is a superb space, its open plan layout and glazed rear doors conveniently opening into the kitchen making it perfect for entertaining and family life in equal measure.

The streamlined kitchen is bright and spacious with plenty of eye and base level cupboards topped with contrasting countertops that separate integrated appliances. A vaulted ceiling with Velux windows adds to the feeling of light and space and a second sink, open access into the breakfast room at the side and garden access at both sides makes it a very family friendly space.

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

The principal bedroom is at the rear with glorious open countryside views, two sets of fitted wardrobes and a large en-suite bathroom. It also connects to a further dual aspect room that is currently set up as a home office but would also make a superb dressing room or even a nursery.

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

Completing the floor is a family bathroom with a shower over the bath and a side aspect window delivering lots of natural light.

This fantastic house is surrounded by open farmland and woodland walks so that you can enjoy a relaxed family life.

It also enjoys a beautiful landscaped garden, with lush green lawns and a variety of colourful plants, flowers, shrubbery and vegetable patches. Paved terracing sits at various positions in the garden to enjoy vantage points of sunny unobstructed views.

The double garage can be accessed via glazed pedestrian doors to the rear as well as automatic up and over doors to the front, and it has plumbing as well as ample room for storage.

This fabulous family home has been extended and remodelled by its current owners and it sits in an idyllic semi-rural setting. A must see!





Covered part opaque glazed entrance door opening into:

Entrance Hall: under stair storage cupboard housing the alarm control panel, wooden effect flooring, radiator and doors opening into:

Sitting Room: 12`9 x 10`9 front aspect double glazed bay window, wooden parquet effect flooring and radiator with shelf above.

Cloakroom: rear aspect internal opaque double glazed window, pedestal wash hand basin, low level WC, radiator with shelf above, linoleum flooring and extractor fan.

Sewing Room/Home Office: 16`4 x 10`9 rear aspect double glazed window, rear aspect Velux window, fitted wardrobes with hanging rails and shelves and fitted chest of drawers, radiator and doors opening into:

Shower Room: rear aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, low level WC, bidet, pedestal wash hand basin with mixer tap, heated towel rail and tile effect flooring.

Family Room: 14`4 x 12 rear aspect double glazed picture window, rear aspect glazed French doors opening onto the decked balcony, front aspect double glazed internal window, fitted cupboard with shelving, fitted utility cupboard with space and plumbing for appliances, electricity meter unit, ceiling loft access hatch into insulated cavity, wooden flooring, radiator and part opaque glazed door opening into:

Porch: front aspect opaque double glazed door opening into the front garden, gas meter unit and tiled flooring.

Living/Dining Room: 22`9 x 11`5 front aspect double glazed bay window, wooden effect flooring, radiators and glazed double doors opening into:

Kitchen: 26`5 x 6`4 rear aspect double glazed window, rear aspect Velux windows, rear aspect opaque glazed door opening into the garden, space for fridge/freezer, space and plumbing for dishwasher, integrated Hotpoint oven, 4 ring induction hob, extractor hood,

inset stainless steel double sink with mixer tap, eye and base level units with counter tops, stainless steel bowl sink with mixer tap, linoleum flooring, radiator and door opening into:

Breakfast Room: 11`11 x 7`9 side aspect double glazed window, front aspect part opaque glazed door opening into the garden giving rear garage access, panel radiator and linoleum flooring.

Stairs up to the first floor landing with front aspect double glazed window, fitted cupboard housing the water cylinder, ceiling loft access hatch with drop down ladder into fully insulated, part boarded loft housing the solar panel mechanisms, and doors opening into:

Principal Bedroom: 11`11 x 11`5 rear aspect double glazed window, two sets of fitted wardrobes with hanging rails and shelves, radiator and doors opening into:

En-suite: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and cupboard under, fitted wall cupboard, part mirrored, radiator and tile effect flooring.

Dressing Room/2nd Home Office: 11`11 x 7`9 front and rear aspect double glazed windows, fitted open wall shelves and radiator.

Bedroom 2: 10`9 x 10 rear aspect double glazed window and radiator.

Bedroom 3: 11`5 x 8`8 front aspect double glazed window and radiator.

Bedroom 4: 10`9 x 7`5 front aspect double glazed window, fitted cupboard with shelving, fitted desk, fitted wall cupboards and radiator.

Bathroom: side aspect opaque double glazed window, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard and open shelving under, panel enclosed bath with mixer tap and wall mounted shower attachment and glass shower screen, part tiled walls, tile effect flooring and radiator.





APPROX TOTAL AREA EXCLUDING GARAGE 198 SQ.M

TOTAL FLOOR AREA : 2435 sq.ft. (226.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Outside: To the front is a hard surface driveway with parking for two cars in front of the double garage, an area of lawn with stocked flower beds, trees including a cherry and apricot, a gravelled pathway to the front door, paving to the side with access to the side porch, side aspect fencing with a wooden gate giving rear garden access. The path to the front door is constructed to bear vehicles and is wide enough for a car with parking for 2 more cars. At the rear of the house there is bin storage space behind the breakfast room door and next to the pedestrian access to the garage and water storage butts. There is a wooden pergola lean to with climbing plants to the side, a paved pathway to the paved terrace at the back of the house, water tap with advanced multi-faceted water system, a circular paved terrace, block brick paving, mature stocked flower beds, vegetable beds, trees, two wooden sheds, greenhouse, pond, an area of lawn, wooden fenced and mature hedged perimeters and a backdrop of trees and shrubs.

Double Garage: 18'2 x 17'3 front aspect automatic double up and over doors, rear aspect pedestrian double glazed doors, water access, lighting and electricity.

Basement: housing the boiler, storage space, lighting, and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,383.00) /EPC: B (81)
Photovoltaic solar roof panels

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 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.



