

14 Doric Avenue, Southborough, Tunbridge Wells





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Stylish 5-bedroom detached house in sought after location

Accommodation Summary

- Detached house
- 5 bedrooms, 1 en-suite
 - Living room
 - Kitchen
 - Dining room
 - Home office
- Separate utility room and ground floor toilet
- Garage, driveway and garden
- Sought after village location
- Chain free



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This fabulous family home has a layout and flow that is ideal for family life, with the village offerings of the cricket green, woodland walks and open countryside on its doorstep.

It is also a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, making it perfect for families with professional needs.

Set back from the road by a block brick driveway that fronts the garage with a lawned garden to the side, this double bay fronted house delivers plenty of kerb appeal.

A covered part glazed door opens into a bright entrance hallway with an under stairs storage cupboard to keep the space clutter free.

First on the left, light pours into the living room through its bay window overlooking the residential street. It is an exceptionally welcoming space with neutral décor, warm wooden flooring and a fireplace housing a real wood fire. There is plenty of space for family sofas.

At the end of the hallway, is the open plan kitchen/dining room which is cleverly zoned for cooking and eating by a breakfast bar.

The dining area, with space for a table and chairs, enjoys garden views through its bi-fold doors which can lie open in the summer months extending the living space into the garden.

The stylish and streamlined kitchen is well designed with plenty of cream cabinets topped with contrasting granite work tops making it a cook's dream. There is space for a large range oven with a stainless steel splashback and extractor above and an integrated Bosch dishwasher. The sink is placed under the window, letting you watch the children play as you wash up and a door gives side garden access.

Opposite there is a versatile room, currently set up as a home office, which could easily be used as a playroom, given its proximity to the kitchen.

Beyond is a separate utility room with space and plumbing for appliances and a useful guest cloakroom.

Climbing the stairs to the first floor there are five bedrooms, four of which are generous doubles while the fifth would make an ideal home office or nursery.

The principal bedroom benefits from sliding mirrored door wardrobes and an en-suite wet room shower room.

Across the landing is the modern family bathroom with a freestanding double ended spa bath and separate shower cubicle. Double aspect windows reflect light off its white fittings and contemporary tiles for a soothing bathing experience.

Outside the garden's decked terrace sits at the back of the house, perfect for summer dining. The garden is laid mainly to lawn with some planting and a brick outbuilding housing the boiler. It is safely enclosed on all sides by hedging and fencing, offering a sanctuary for children and pets and there is street access to the side too.

This fantastic home is perfect for a growing family and is offered chain free. A must see!



Brick arched storm porch with tiled step, part glazed entrance door, which opens into:

Entrance Hall: front aspect opaque windows and top light window, fitted under stair cupboard with hanging space for coats, wooden flooring, radiator and doors opening into:

Living Room: 12`10 x 12`1 front aspect double glazed bay window, fireplace with inset real wood fire basket, tiled hearth, wooden mantle, wooden flooring and radiator.

Dining Room: 16`6 x 10`7 rear aspect bi-fold doors, wooden flooring, radiator and opening into:

Kitchen: 12`4 x 8`2 rear aspect double glazed window, side aspect part opaque glazed door opening into the garden, inset 1 ½ stainless steel sink with pull out spray mixer tap, eye and base level units, granite work surfaces, integrated Bosch dishwasher, space for range oven, stainless steel splashback, stainless steel extractor fan, breakfast bar, open wooden shelves, open shelves and radiator.

Home Office: 11`10 x 7`9 rear and side aspect double glazed windows, space for additional appliances, tiled flooring, radiator and doors opening into:

Utility Room: 6`8 x 3`1 space and plumbing for appliances, countertop, tiled flooring and radiator.

Cloakroom: low level WC, wall hung wash hand basin with mixer tap, heated towel rail and tiled flooring.

Stairs up to first floor with side aspect double glazed window, ceiling loft access hatch and doors opening into:

Bathroom: side and rear aspect opaque double glazed windows, freestanding double ended spa bath with floor mounted bath shower mixer tap, shower enclosure with wall mounted shower attachment and hand held shower attachment, pedestal wash hand basin with mixer tap, heated towel rail, low level WC, tiled flooring and part tiled walls and radiator.

Principal Bedroom: 15`1 x 11`10 rear aspect double glazed window, mirrored sliding door wardrobes with hanging rails, shelving and drawers, radiator and door opening into:

En-suite: rear and side aspect opaque double glazed windows, low level WC, corner slimline vanity unit with wash hand basin with mixer tap over and cupboard under, mirrored door wall cupboard, wet room walk in shower enclosure with rainwater shower head and hand held shower attachment, heated towel rail and tiled flooring.

Bedroom 2: 10`11 x 10`6 front aspect double glazed bay window, and radiator.

Bedroom 3: 13`7 x 9`6 side aspect double glazed windows and radiator.

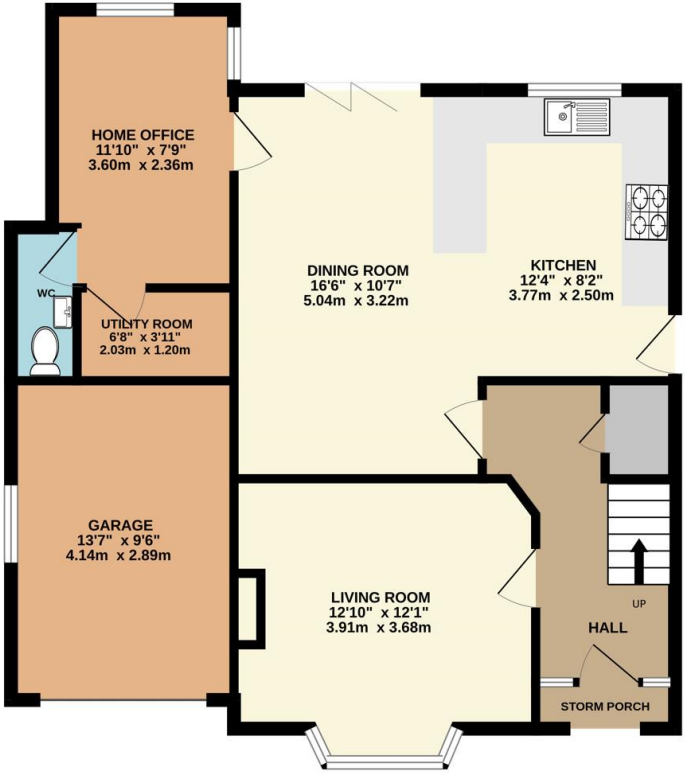
Bedroom 4: 12 x 9`6 front and side aspect double glazed windows and radiator.

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

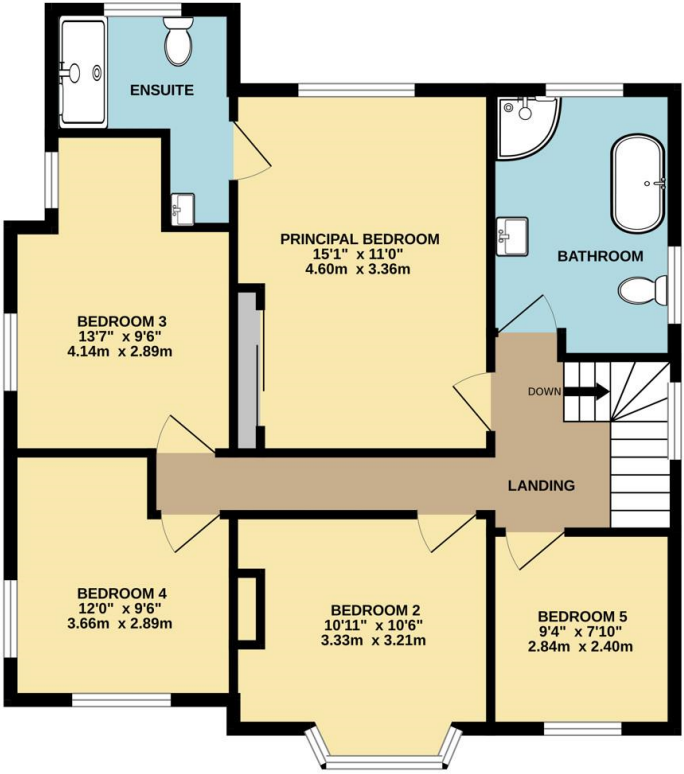
Garage: 13`7 x 9`6 front aspect up and over door, side aspect double glazed window, electricity and lighting.



GROUND FLOOR



1ST FLOOR



TOTAL AREA EXCLUDING GARAGE 1430.3 SQ.FT / 132.88 SQ.M

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	62	73
(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 of the property is a central low brick wall with an area of lawn and some planting behind, a block brick paved off road driveway, a block brick paved pathway to the entrance door and side and a wooden side aspect gate giving access into the rear garden. To the rear there is a decked terrace beside the house, an area of lawn, stocked flower beds and a tree. There is a paved pathway to the side and a brick outbuilding housing the boiler. The garden is enclosed on all sides by a mix of hedging and fencing.

General:
 Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band E (£2,481.00)
 EPC: D (62)

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 Doric Avenue'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. Doric Avenue 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, 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 35-minute journeys. There is also a luxury coach service, that drops and collects at a bus stop close to the property on the London Road, which travels straight to Canary Wharf, the City, the 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.



