

# Windy Edge, 19 London Road, Southborough, Tunbridge Wells







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*Picture perfect 4-bedroom house with planning approval in sought after village location*

## Accommodation Summary

- Semi-detached Grade II listed period house
  - 4 bedrooms, 1 en-suite
  - 3 reception rooms
    - Cinema room
    - Kitchen
  - Family bathroom
- Lobby, utility room and ground floor cloakroom
- Garden and driveway with parking for several vehicles
  - Sought after village location
- Planning approval for single storey side extension Ref: 23/00575/LBC



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Windy Edge is a quintessential English home brimming with character and period features in its beautiful village setting.

It has been sympathetically updated to create a 21st Century family home that you could move straight in and enjoy.

However, it also has the added benefit of planning approval to extend the dining/family room to the side, to further enhance its superb family accommodation.

Set back from the road behind wooden fencing and mature hedging for privacy, a gravelled driveway sits neatly to the side, with yet more off road parking behind its double gates.

A pretty painted exterior delivers plenty of kerb appeal with a covered entrance door welcoming you in.

The entrance door opens into the hallway which immediately blends the traditional with a contemporary Crittall door and hallway screen, amplifying the sense of space.

An incredible Inglenook fireplace with wood burning stove dominates the sitting room to the right creating a cosy space to relax or work in.

Opposite is the living room which certainly delivers on modern day needs. With plenty of space for large sofas, a bespoke media unit with storage and seating, dual aspect shuttered windows and open access into the dining/family space beyond, it is every family's dream.

The dining/family room has a seating area beside the wood burning stove and space for a dining table and chairs in front of the French doors that can lie open to extend the living space into the garden in the summer months.

Conveniently, the kitchen opens to the side and is a visual delight of bespoke Neptune cabinetry, contrasting wooden worktops and Fired Earth tiles. Windows overlooking the garden flood the space with light while a double Belfast sink, fitted chopping boards, trays, pan draws and pull out bins deliver all your culinary needs.

Beyond is a useful lobby area, with space for additional family storage, that has access into the garden, the hallway, and the separate utility room next door.

The utility room provides space and plumbing for appliances, a sink for boots and muddy paws, additional storage, and access into the guest cloakroom.

Returning to the hallway and down a flight of stairs with creative wall lighting you reach the cinema room that adds a wonderful modern twist for the family.

Climbing the stairs to the first floor, a bright landing with loft access has rooms running off it at every angle.

The principal bedroom at the front with its en-suite shower room is a tranquil space with leafy window views.

Opposite, bedroom two is a generous sized room brightened by its double aspect shuttered windows.

There are two further bedrooms to the rear, both with garden views.

The immaculate family bathroom with separate shower cubicle completes the first floor.

Outside to the rear of the house is a paved terrace, perfect for summer dining. Behind is an expanse of lawn edged by neat rows of trees with low planting below and close boarded fencing behind. There is a gravelled off road driveway to the side, behind wooden gates, and the garden is safely enclosed for children and pets.

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. It is also within walking distance of Southborough's picturesque cricket green, local shops, bakery, family pub and award winning restaurant. A must see!







**Covered entrance door which opens into:**

**Entrance Hall:** low level fitted cupboard housing the fuse box and electricity meter, engineered oak wooden flooring, radiator, Crittall door opening onto stairs going down to the lower ground floor, Crittall hallway screen, stairs rising to the first floor and doors opening into:

**Sitting Room:** 14'11 x 13'2 front aspect Slimlite double glazed sash window with shutters, engineered oak wooden flooring, fitted alcove shelving, Inglenook exposed brick fireplace with seating, block brick hearth, Hunter wood burning stove and radiator.

**Living Room:** 14'10 x 11'7 front and side aspect Slimlite double glazed sash windows with shutters, fitted wooden media unit with open shelving, cupboards, lighting, and seating, engineered oak wooden flooring, radiator and opening into:

**Dining/Family Room:** 18'10 x 7'8 side and rear aspect double glazed windows, rear aspect French doors opening into the garden, engineered oak wooden flooring, exposed brick wall, vaulted ceiling with wooden beams, Fireline Woodtec 5 wood burning stove with slate hearth and Fired Earth tiling behind, radiator and opening into:

**Kitchen:** 15'7 x 9 rear aspect double glazed windows, Fired Earth tiled flooring with electric underfloor heating, double Belfast sink with mixer tap over, space for range oven, canopy hood with extractor, integrated Neff dishwasher, Fired Earth tiled splashback and space for an American style fridge/freezer. The kitchen has plenty of wooden worktop space and a good selection of wooden Neptune eye and base level units with pull out trays and chopping boards, pan drawers, pull out bins, and door opening into:

**Lobby:** rear aspect part glazed door opening into the garden, rear aspect double glazed window, Fired Earth tiled flooring with electric underfloor heating, radiator and door opening into:

**Utility Room:** 8'2 x 6'2 rear aspect double glazed window, Fired Earth tiled flooring, radiator, stainless steel sink with mixer tap and drainer, wooden countertop, base level cupboard, space and plumbing for appliances, fitted eye level cupboard housing the boiler, hanging space for coats, fitted cloakroom cupboard with hanging rail and shelf, and door opening into:

**Cloakroom:** Fired Earth tiled flooring, pedestal wash hand basin, low level WC, and radiator.

**Engineered oak wooden stairs with inset wall shelf and lighting down to lower ground floor and opening into:**

**Cinema Room:** 14'10 x 10'8 floating ceiling with lights, inset wall space for flat screen TV, engineered oak wooden flooring, and radiator.

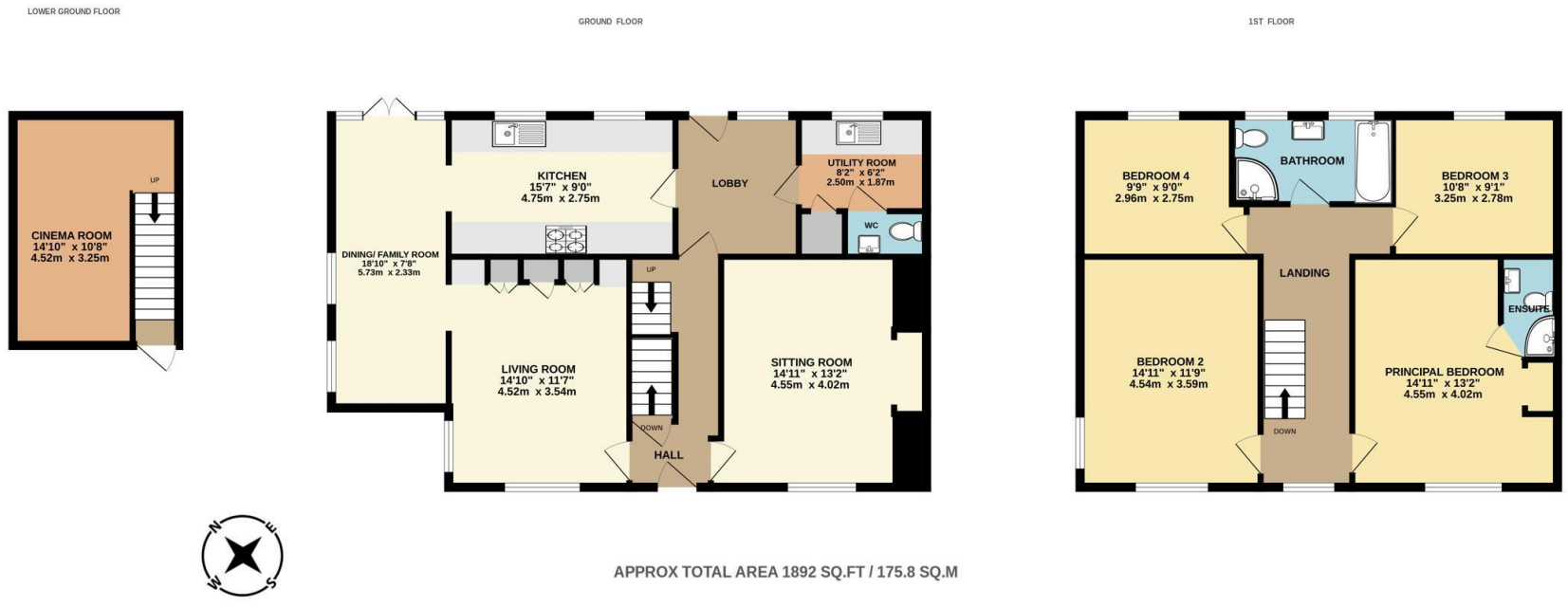
**Stairs up to first floor landing with front aspect Slimlite double glazed sash window with shutters, ceiling loft access hatch with drop down ladder into fully boarded and insulated loft, wooden ceiling beam, radiator and doors opening into:**

**Principal Bedroom:** 14'11 x 13'2 front aspect Slimlite double glazed sash window with shutters, opening in chimney breast, radiator and door opening into:

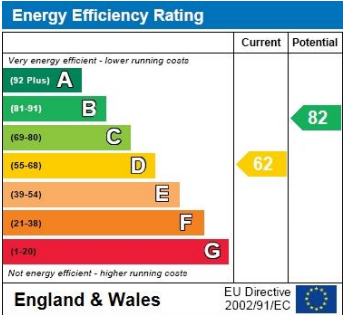
**En-suite:** tiled flooring, heated towel rail, low level WC, shower cubicle with wall mounted shower attachment, pedestal wash hand basin and wall hung mirrored vanity cupboard.







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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**Bedroom 2:** 14'11 x 11'9 front and side aspect Slimlite double glazed sash windows with shutters, wooden ceiling beams and radiator.

**Bedroom 3:** 10'8 x 9'1 rear aspect double glazed window with shutters, and radiator.

**Bedroom 4:** 9'9 x 9'9 rear aspect double glazed window with shutters, wooden ceiling beam and radiator.

**Family Bathroom:** rear aspect opaque double glazed windows, wooden panel enclosed bath with mixer tap and hand held shower attachment, pedestal and chrome wash hand basin, shower cubicle with wall mounted shower attachment, low level WC, part tiled walls, heated towel rail and tiled flooring.

**Outside:** There is a gravelled driveway to the side of the house that fronts double wooden gates which open onto a further gravelled driveway. Low picket wooden fencing with hedging behind encloses the front garden, with a wooden gate opening onto a gravelled pathway leading to the house with areas of lawn at both sides, stocked flower beds and a large Beech tree. A side wooden gate gives access to the driveway. The rear east facing garden is laid mainly to lawn with a paved terrace to the rear of the house making it perfect for summer dining. There is a wooden shed for storage, mature trees, shrubs, plants and flowers and wooden fencing with trellising above at all perimeters making it safely enclosed on all sides. There is a further gravelled driveway area to the side and there are external electricity points at the front and back of the house.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,602.06)

EPC: D (62)

Full fibre broadband

Planning Approval: 23/00575/LBC Erection of single storey side extension 23/00575/LBC |

Listed Building Consent: Erection of single storey side extension | Windy Edge 19 London Road Southborough Tunbridge Wells Kent TN4 0RJ (midkent.gov.uk)





