

5 Carville Avenue, Southborough, Tunbridge Wells





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Beautiful 4-bedroom house with glorious gardens and garden studio

Accommodation Summary

- Detached 1930s house
- 4 bedrooms, 1 en-suite
 - Living room
- Kitchen/breakfast/family room
 - Dining room
- Separate utility room
- Bathroom, en-suite shower room and ground floor cloakroom
- Garden studio and garage store room
- Large corner plot garden
 - Off road driveway



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



With local shops, popular schools and excellent transport links on its doorstep, this fantastic house enjoys the best of both worlds as it is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks and open countryside.

Set back from the road behind a low wall with neat hedging above, this bay fronted house delivers plenty of kerb appeal.

A block brick driveway fronts the house and the detached garage to the side, providing plenty of parking.

A smart exterior of red brick and hung tiles welcomes you in through its storm porch.

The entrance hallway, brightened by its opaque windows, has under stair cupboards to keep the space clutter free and warm wooden effect flooring that links its reception rooms.

First on the right is the living room, which is spacious and bright, its bay window flooding the space with light. It has plenty of room for sofas and a wood burning stove adds warmth in the colder months.

Next door the dining room, which is conveniently open plan to the kitchen, has space for a large dining table and chairs, making it perfect for family dining or entertaining.

The family room behind, also accessed directly off the kitchen/breakfast room, has patio doors that can lie open to extend the living space into the garden in the warmer months. It is flooded with light as it also enjoys a glazed roof light which is above a cleverly defined seating area with ample space for a sofa.

To the side is the stylish kitchen which is well designed with plenty of Shaker style cabinetry topped off with Quartz work tops. An island with seating for up to five bar stools and storage, and integrated appliances such as Neff double ovens, five ring induction hob and dishwasher make it a cook's dream. The open plan aspect lets you chat to friends and family as you prepare dinner, making it a very social space.

Beyond is the spacious utility room, with another sink, additional storage and space and plumbing for appliances. It also gives access to the side return, and entrance hallway.

Climbing the stairs to the first floor there are four bedrooms, three of which are generous doubles.

The principal bedroom is a tranquil space and enjoys light from its bay window while bedroom two has the benefit of an en-suite shower room.

A modern bathroom with separate bath and shower cubicle completes the floor.

Outside the detached garage offers storage to the front and an impressive garden studio to the rear with a vaulted ceiling and wooden effect flooring with underfloor heating. Currently used as a home office, it could also be used as a home studio for your creativity, a den for teenage children or a playroom for younger ones.

The beautiful gardens are a green oasis enjoying all day sunlight, with a paved terrace at the rear of the house for summer dining. The lawns are well tended and there is a beautiful mix of fruit trees, mature stocked beds and perimeter hedging and shrubbery. A kitchen garden sits on one side of the house with neat wooden sleeper enclosed vegetable beds and a side gate gives access to another garden section. Mature trees provide leafy privacy and creative planting make it a garden for all seasons, with the different sections of seating enjoying sun throughout the day. There is a potting shed and a wooden shed for storage too.

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!





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

Entrance Hall: front aspect opaque double glazed windows and top light windows, low level fitted cupboard housing the electricity meter and fuse box, under stair fitted cupboards, Karndean wooden effect flooring, radiator, and doors opening into:

Cloakroom: side aspect opaque double glazed window, low level WC, corner wall hung wash hand basin with mixer tap, Karndean wooden effect flooring and radiator.

Living Room: 17'3 x 13'5 front aspect double glazed bay window, fireplace with wood burning stove, slate hearth and oak beam over, fitted alcove open wall shelving and traditional radiators.

Dining Room: 14'11 x 12'1 side aspect double glazed window, Karndean wooden effect flooring, column radiator and opening into:

Kitchen/Breakfast/Family Room: 22'7 x 14'2 rear aspect glazed sliding doors opening into the garden, ceiling glazed roof lantern, rear aspect double glazed window, column radiator and tiled flooring. There are a range of eye and base level Shaker style cupboards, with pan drawers, pull out larder cupboards, curved end unit, pull out bins, double Belfast sink with mixer tap, Quartz work surfaces, integrated Neff dishwasher, integrated hide and slide self-cleaning Neff double ovens, 5 ring Neff induction hob with extractor above, space for a wine fridge, an island with seating for 5 bar stools, pan drawers, storage, and electrical points. There is space for a fridge/freezer and a door opening into:

Utility Room: 9'2 x 7'7 side aspect part glazed stable door, side aspect double glazed window, space and plumbing for appliances, ½ bowl sink with mixer tap, countertop, base level cupboard, fitted cloakroom cupboard with shelving, hanging space for coats, tiled flooring and radiator.

Stairs up to first floor with side aspect double glazed window, fitted cupboard housing the boiler with shelving for linen, column radiator and doors opening into:



Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap over and cupboards and drawers below, heated towel rail, low level WC, tile effect flooring, part tiled walls and ceiling loft access hatch.

Principal Bedroom: 17'3 x 12'5 front aspect double glazed bay window and radiator.

Bedroom 2: 14'2 x 13'11 rear and side aspect double glazed windows, radiator and door opening into:

En-suite: low level WC, wall hung wash hand basin with mixer tap, shower cubicle with wall mounted shower attachment, heated towel rail, wooden effect flooring and tiled walls.

Bedroom 3: 13'3 x 8'8 rear aspect double glazed window, part mirrored sliding door wardrobes with hanging rails and shelving and radiator.

Bedroom 4: 9'1 x 7'3 front aspect double glazed window and radiator.

Garage Store: 8'2 x 7'8 front aspect part opaque glazed double doors, side aspect pedestrian door, lighting and electricity.

Garden Studio: 14 x 8'2 rear aspect French doors, side aspect double glazed window, side aspect Velux window, wooden effect flooring with underfloor heating, vaulted ceiling with beams, electricity and lighting.

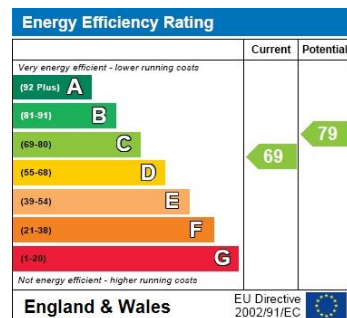
Outside: to the front of the property is a low brick wall with hedging and some planting behind, a block brick paved off road driveway, wooden gates giving rear garden access to both sides and access into the garage store room. To the rear there is a hard surface terrace at the back of the house, areas of lawn, mature stocked flower beds and a variety of trees including fruit trees and a sweet chestnut tree. There is a potting shed, a large vegetable garden with wooden sleeper enclosed beds, a wooden shed, a wooden gate to a further area of garden, and a paved seating area. The garden is enclosed on all sides by a mix of hedging and fencing.





APPROX TOTAL AREA EXCLUDING STORAGE 1815 SQ.FT / 161 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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General:
Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£3,084.00)
EPC: C (69)

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 property. The Yew Tree and Ridgewaye 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 property'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. Carville Avenue is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award winning hairdressers, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at Tonbridge, which has parking, and 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 High Brooms and Tunbridge Wells. Tonbridge Station is 1.8 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.



