

Old Orchard, Pennington Road, Southborough, Tunbridge Wells





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Spacious bright 4-bedroom detached house in idyllic semi-rural setting

Accommodation Summary

- Detached chalet style house
 - 4 bedrooms, 2 en-suite
 - Living room
 - Snug
 - Kitchen/dining room
 - Home office
- Bathroom, two en-suites and ground floor cloakroom
 - Garage, workshop, and garden store
 - Generous gardens
 - Chain free



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This fantastic home is on a private lane, accessed off one of Southborough's most sought after roads, and surrounded by rolling Kent countryside.

It is also a stone's throw from local shops, easy access to the M25, fast rail connections to central London and first-class schools.

Set back and screened from its private lane by high hedging, trees and mature shrubbery, a smart driveway leads up to the double garage, with parking for several cars in front and gated access to the rear garden behind.

Areas of lawn and planting front the charming house with a covered part glazed entrance door welcoming you into its porch.

The wide entrance hallway behind is at the centre of the house with a variety of rooms opening off it, providing a versatile layout that is ideal for family life.

First on the right is the kitchen/dining room. It is a wonderfully light and spacious room with plenty of granite topped wooden cupboards housing integrated appliances. There is a contemporary cylinder extractor sitting above the gas hob with high granite topped cupboards screening it from view. Behind there is a defined dining area with space for a table and chairs in front of the French doors, giving you garden views as you dine.

Next door the snug is an intimate space for relaxing but also offers flexibility should you need a second home office or a space for creativity.

It is open plan to the living room behind whose dual aspect garden views, sliding glazed doors that can lie open in the summer months and gas fire make it a very inviting space.

Returning to the hallway, with a useful guest cloakroom to the front and a home office to the rear, there is a generous double bedroom with an en-suite bathroom, which could also be perfect for guests and elderly relatives.

Climbing the stairs to the first floor, brightened by a mid-height window, the wide landing has an open recess under its front dormer window.

There are three bedrooms, two of which are large double bedrooms both with deep eaves storage space. The principal bedroom has the benefit of an en-suite shower room and eaves storage cupboards on both sides, used as walk-in wardrobes, as they have hanging rails and lighting.

The bathroom completes the first floor and is fresh and modern with a shower over the bath.

Pretty gardens lie to the side and rear of the house and are safely self-contained for pets and children. They are mainly laid to lawn with mature hedges, trees and shrubs providing a high degree of privacy, with a paved terrace wrapping round the back of the house, perfect for summer dining. There are two brick outbuildings which together with the double garage provide plenty of storage options.

With open countryside opposite, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is the perfect home. A must see!





Covered part opaque glazed entrance door which opens into:

Porch: front aspect opaque window, tiled flooring, space for coats and shoes, and door opening into:

Entrance Hall: internal front aspect opaque glazed windows, wooden flooring, under stairs storage cupboards, radiator in decorative cover and doors opening into:

Cloakroom: front aspect opaque double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under, radiator in decorative cover, hanging space for coats and wall hung alarm box and control panel.

Bedroom 3: 12'9 x 10'8 side aspect double glazed window, radiator, wooden effect flooring and door opening into:

En-suite: front aspect opaque double glazed window, wooden panel enclosed bath with wall mounted shower attachment and mixer tap, vanity unit with wash hand basin and mixer tap over, open shelves and cupboard under, vanity shelf, concealed cistern WC, heated towel rail and tiled flooring.

Home Office: 10'8 x 7'7 rear aspect double glazed window and radiator.

Snug: 12'4 x 8'7 rear aspect double glazed window, radiator and opening into:

Living Room: 16'3 x 13'9 rear aspect double glazed window, side aspect glazed sliding doors opening into the garden, fireplace with Limestone hearth, mantle and surround and gas fire, and radiator in decorative cover.

Kitchen/Breakfast/Dining Room: 22'4 x 13'2 front aspect double glazed windows, side aspect French doors opening into the garden, wooden eye and base level units, eye level unit housing the fuse box, eye level unit housing the Worcester boiler, utility cupboard, larder cupboard with spice racks, pull out bin, granite counter tops, inset 1 ½ stainless steel sink with mixer tap, integrated Neff double oven with an integrated Samsung microwave, Smeg 5 ring gas hob with stainless steel cylinder extractor above, space for American style fridge/freezer with cupboard above, integrated Smeg dishwasher, space

and plumbing for washing machine, space for tumble dryer, raised countertop with storage behind, space for table and chairs, tiled flooring and radiator.

Stairs up to first floor landing with mid height rear aspect double glazed window, front aspect double glazed window, open recess, radiator in decorative cover, ceiling loft access hatch and doors opening into:

Bedroom 1: 14'11 x 14'3 side aspect double glazed window, two eaves storage cupboards with hanging rails and lighting, radiators and door opening into:

En-suite: front aspect opaque double glazed window, low level WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted shower attachment, tiled flooring, and heated towel rail.

Bathroom: front aspect Velux window, front aspect opaque double glazed window, part wooden panelled walls with vanity shelf, low level WC, pedestal wash hand basin with mixer tap, wooden panel enclosed bath with hinged glass shower screen, wall mounted shower attachment, mixer tap and hand held shower attachment, heated towel rail and wooden effect flooring.

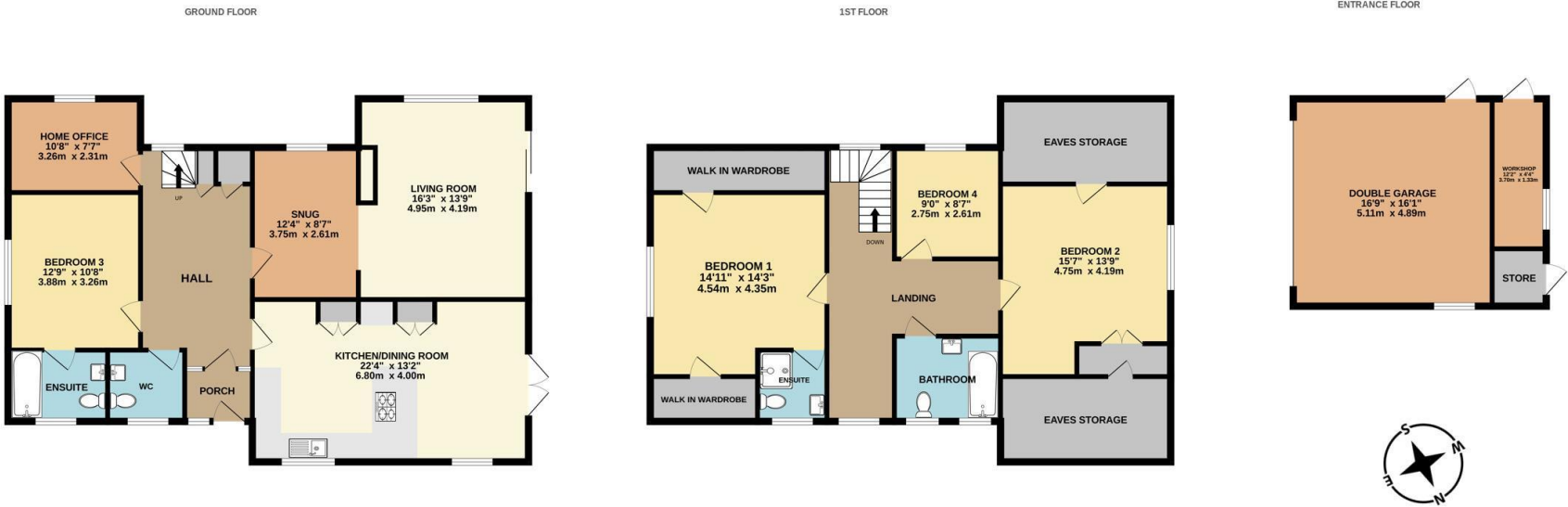
Bedroom 2: 15'7 x 13'9 side aspect double glazed window, fitted double wardrobe leading to further eaves storage, eaves storage cupboard with lighting, and radiator.

Bedroom 4: 9 x 8'7 rear aspect double glazed window and radiator.

Outside: To the front is a hard surface driveway with parking for up to 4 cars, a high hedge screening the house from the private lane with an area of lawn behind, a paved pathway in front of the house, some planting and a wooden fence with gate giving access to the rear. To the rear there is a paved terrace at the back and the side of the house and the garden is laid mainly to lawn with mature plants, shrubs, stocked beds and borders. A stone wall, mature trees, hedging and fencing enclose the garden and there is access into the workshop, store room and double garage.

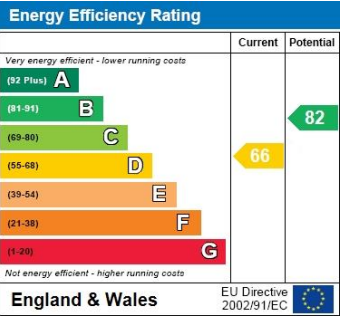
Double Garage: 16'9 x 16'1 front aspect up and over door, side aspect window, side aspect pedestrian door, lighting, and electricity.





APPROX AREA EXCLUDING GARAGE 2,087 SQ.FT / 193.8 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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Workshop: 12'2 x 4'4 lighting and electricity.

Store Room: rear aspect window, side aspect door, lighting, and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,602.06) / EPC: D (66)

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. The property 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 High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at 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 at the end of Pennington Road, 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.



