

33 Pennington Place, Southborough, Tunbridge Wells





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Fantastic 4-bedroom house with development opportunities in peaceful cul-de-sac

Accommodation Summary

- Detached house (chain free)
 - 4 bedrooms, 1 en suite
 - Living room
 - Dining room
 - Kitchen/breakfast room
- Bathroom, en suite bathroom, and ground floor cloakroom
 - Double garage and driveway
 - Pretty gardens
 - Sought after location
 - Chain free



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Loved by the same family since it was built in the 1980s, this home sits on a tranquil cul-de-sac with a leafy backdrop.

It has open farmland and woodland walks on its doorstep so that you can enjoy a relaxed family life, but also benefits from excellent schools and superb transport links nearby.

With an expanse of grass opposite, the home is set back from its quiet road by neatly shaped hedging. A driveway for several cars fronts its smart red brick exterior, with a detached double garage set to the side.

A canopied entrance door welcomes you into the entrance hallway, with a useful guest cloakroom and under stair storage cupboard to keep the space clutter free.

On the left is the dining room, conveniently placed next to the kitchen, with a bay window for delightful dining experiences.

Next door the kitchen/breakfast room has plenty of wooden cabinets, top and bottom, wrapping round the room and housing integrated appliances. A breakfast table with space for three chairs has double sided glazed display cabinets above. It is a bright space with a sink placed under its window and a part glazed door giving rear garden and side garage access.

Opposite the living room is flooded with light from its dual aspect windows, one a deep bay and its glazed doors at the rear slide open onto the garden terrace. An exposed brick chimney breast with gas fire adds character and warmth and there is plenty of space for large family sofas to relax in.

Climbing the stairs to the first floor, there are four bright bedrooms, all of which are doubles with large windows.

The principal bedroom benefits from an en-suite bathroom and the three larger bedrooms have fitted wardrobes.

A family bathroom with bath and separate shower enclosure completes the first floor.

Outside to the rear, the pretty garden has an expanse of gently sloped lawn with a variety of trees, plants, and stocked flower beds while the woodland at the rear creates a natural canopy. There is a paved terrace behind the house making it perfect for evening entertainment. A covered terrace at the side of the kitchen leads to the greenhouse, wooden shed, and double garage, providing plenty of storage options.

This beautifully proportioned family home is in an enviable location. It is also a dream project to create your own vision and add value in the future. A must see!





Canopied part opaque glazed entrance door which opens into:

Entrance Hall: under stair storage cupboard, wall mounted alarm control panel, radiator and doors opening into:

Dining Room: 12`6 x 10`11 front aspect double glazed bay window and radiator.

Kitchen/Breakfast Room: 10`11 x 9`11 rear aspect double glazed window, side aspect part opaque glazed door, wooden eye and base level cupboards with open shelving, countertops, integrated fridge/freezer, integrated AEG dishwasher, integrated AEG double ovens, AEG 4 ring electric hob with extractor hood above, space and plumbing for washing machine, 1 ½ sink with drainer and mixer tap, breakfast table with space for 3 chairs and glazed display cupboards above, tiled splashbacks, tile effect linoleum flooring and radiator.

Cloakroom: rear aspect opaque double glazed window, pedestal wash hand basin, low level WC, wall hanging space for coats, and radiator.

Living Room: 22`6 x 11`8 front aspect double glazed bay window, rear aspect double glazed windows, rear aspect glazed sliding doors opening into the garden, exposed brick chimney breast, tiled hearth, gas fire, wooden beam mantel, and radiators.

Stairs rising to first floor landing with front aspect double glazed window, ceiling loft access hatch, airing cupboard housing the water cylinder with shelving for linen, and doors opening into:

Principal Bedroom: 12 x 11`8 rear aspect double glazed window, fitted wardrobes with hanging rails and cupboards above, fitted bedside tables, fitted over bed wall cupboards, radiator and door opening into:

En suite: rear aspect opaque double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, part tiled walls and radiator.

Bedroom 2: 10`11 x 10`4 rear aspect double glazed window, fitted wardrobes with hanging rails and cupboards above, fitted dressing table and radiator.

Bedroom 3: 11`8 x 8`11 front aspect double glazed window, fitted wardrobes with hanging rails and shelves, fitted wall cupboards, fitted bedside tables, and fitted over bed cupboards and radiator.

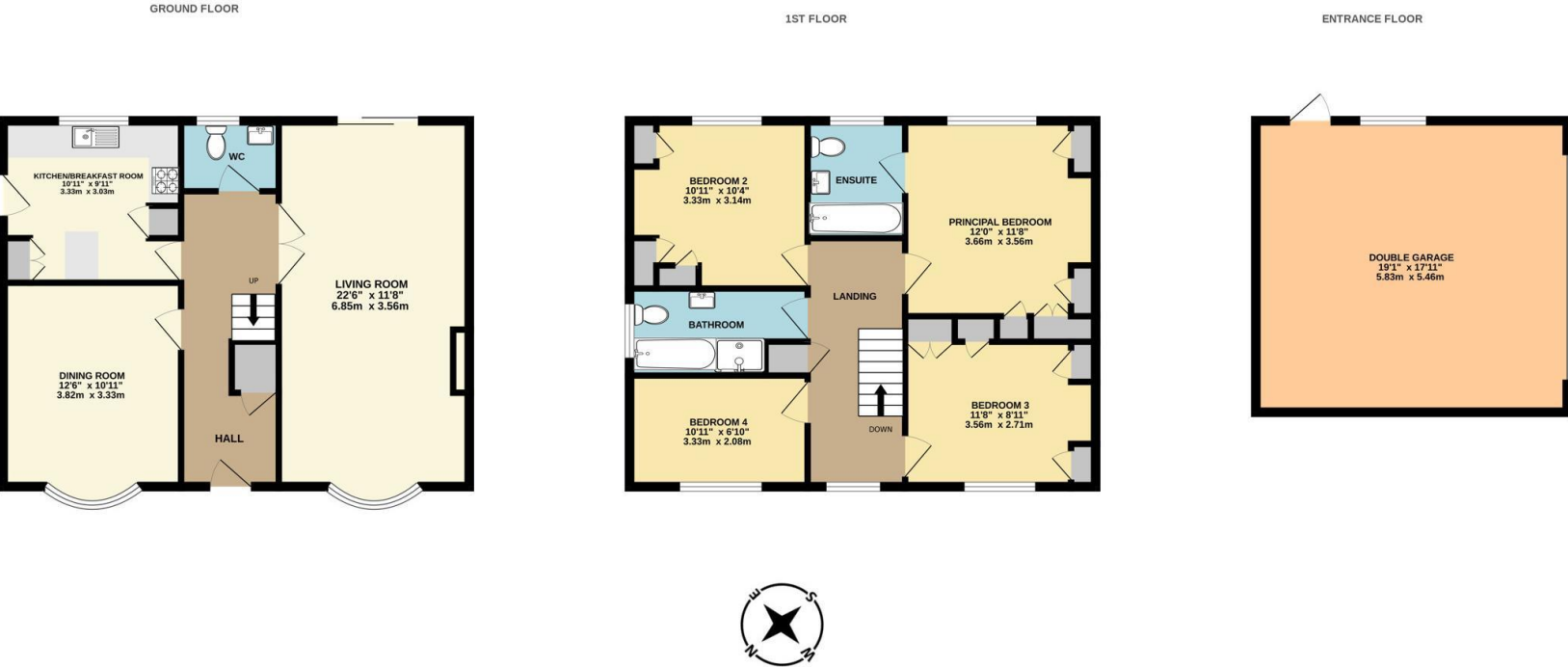
Bedroom 4: 10`11 x 6`10 front aspect double glazed window and radiator.

Bathroom: side aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, wood panel enclosed bath with mixer tap, pedestal wash hand basin, low level WC, and tiled walls.

Outside: There is a hard surface driveway to the front of the property, a double garage to the side, with some mature planting at the borders, areas of lawn and stocked beds with gravelled areas in front of the house. There is a wooden gate at the side for rear garden access. At the rear there is a paved covered terrace beside the kitchen, a greenhouse, a wooden shed with a further paved area and pedestrian access into the side of the garage, a paved terrace to the rear of the house accessed also from the living room, paved steps down to an area of sloping lawn, with a stocked rockery flower bed, stocked flower bed borders, mature plants, shrubs, trees, and flowers. The garden is fully enclosed by wooden fencing with a woodland behind.

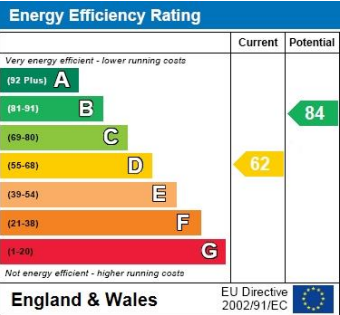
Garage: 19`1 x 17`11 front aspect remote control activated up and over electric door, side aspect double glazed window, side aspect part glazed pedestrian door, lighting and electricity.





APPROX TOTAL AREA EXCLUDING GARAGE 1,294 SQ.FT / 120.17 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 G (£3,559.00)
EPC: D (62)

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.



