

26 Fernhurst Crescent, Southborough, Tunbridge Wells





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Stylish spacious 3-bedroom house in sought after cul-de-sac with parking

Accommodation Summary

- End of terrace house (built 1969)
 - 3 double bedrooms
 - Modern kitchen
 - Living room
 - Dining/Family room
 - Home office
- Ground floor shower room and first floor bathroom
 - Pretty south facing garden
- Garage storeroom and off street parking
 - Sought after location



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This fantastic home has playing fields, allotments, open farmland, and woodland walks on its doorstep so that you can enjoy a relaxed family life. You can, however, enjoy the best of both worlds as you will also benefit from excellent schools and superb transport links nearby.

The current owners have cleverly redesigned and remodelled the home to create a light filled interior that flows beautifully.

It is set back from its popular cul-de-sac by a gravelled driveway, with a garage store room to the front.

You enter via a part glazed porch with plenty of space for coats and shoes, a useful utility cupboard, and doors opening off it on both sides.

To the front is the converted home office which is neatly tucked away from the hustle and bustle of family life.

The hallway behind has warm wooden parquet flooring that contrasts beautifully with its neutral walls.

On the left is a shower room with guest cloakroom facilities.

Returning to the hallway at the front is the well-designed kitchen. It has plenty of sleek eye and base level units topped with quartz work surfaces that separate the integrated appliances and contrast with its contemporary flooring. There is a large window above the sink, and it is conveniently placed next to the dining room.

Behind is the delightful dining/family room, which is open plan to the living room, making it a very social space. A wall of fitted open shelving to the side of the dining area stretches towards the back family area with its dual aspect light. Sliding glazed doors at the rear flood the room with sunshine with the dimensions of the space cleverly defining a dining and seating area.

Opening to the side is the welcoming living room with a large window delivering glorious garden views and a fire adding warmth in the colder months.

Climbing the stairs to the first floor, there are three bright and generously sized bedrooms. The two larger bedrooms have fitted wardrobes and garden views with the third currently set up as an additional home office.

A family bathroom with shower placed over the bath and lots of natural light from its two windows completes the first floor.

The home's sunny south facing garden is creatively designed with a paved terrace at the rear of the house, a neat area of lawn and pretty stocked beds and trees. It is safely enclosed on all sides for children and pets with a gate to the side leading to an additional stretch of lawn to the side of the house.

The design, light and space of this home makes it perfect for modern family living. A must-see!





Opaque glazed entrance door, which opens into:

Porch: front and side aspect opaque double glazed windows, tiled flooring and doors opening into:

Utility Cupboard: eye level wooden cupboards, space and plumbing for an appliance, additional space for appliances, electricity and lighting and tile effect flooring.

Home Office: 10`7 x 8`2 side aspect double glazed high windows, and wooden effect flooring with underfloor heating.

Entrance Hallway: internal opaque window, parquet wooden flooring, under stairs storage cupboard with hanging space for coats, radiator and doors opening into:

Shower Room: ceiling window light, shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tiled walls and flooring.

Kitchen: 11`9 x 10`11 front aspect double-glazed window, 1 ½ stainless steel sink and mixer tap, integrated side by side Bosch ovens, integrated Bosch dishwasher, integrated fridge/freezer, Bosch 5 ring hob, Bosch stainless steel extractor, integrated Bosch washing machine, and tile effect flooring. The kitchen has plenty of white glossy eye and base level units, with wine rack, pan drawers and corner pull out cupboards, with quartz work tops, a fitted larder cupboard with shelves and opening into:

Dining/Family Room: 17 x 12`2 wall of fitted open book shelves, wooden parquet flooring, column radiator, side aspect double glazed window, rear aspect sliding glazed doors opening into the garden and opening into:

Living Room: 11`11 x 11 rear aspect double glazed window, fireplace with granite hearth and gas fire, wooden parquet flooring and radiator.

Stairs up to first floor landing with front aspect opaque window, ceiling loft access hatch with drop down ladder into boarded loft, and doors opening into:

Bedroom 1: 15`2 x 10`11 rear aspect double-glazed window, fitted double wardrobes with sliding doors, hanging rails and shelving with cupboards over and radiator.

Bedroom 2: 11`11 x 11 rear aspect double-glazed window, fitted double wardrobes with hanging rails and shelving, and radiator.

Bedroom 3: 10`11 x 8`6 front aspect double-glazed window, and radiator.

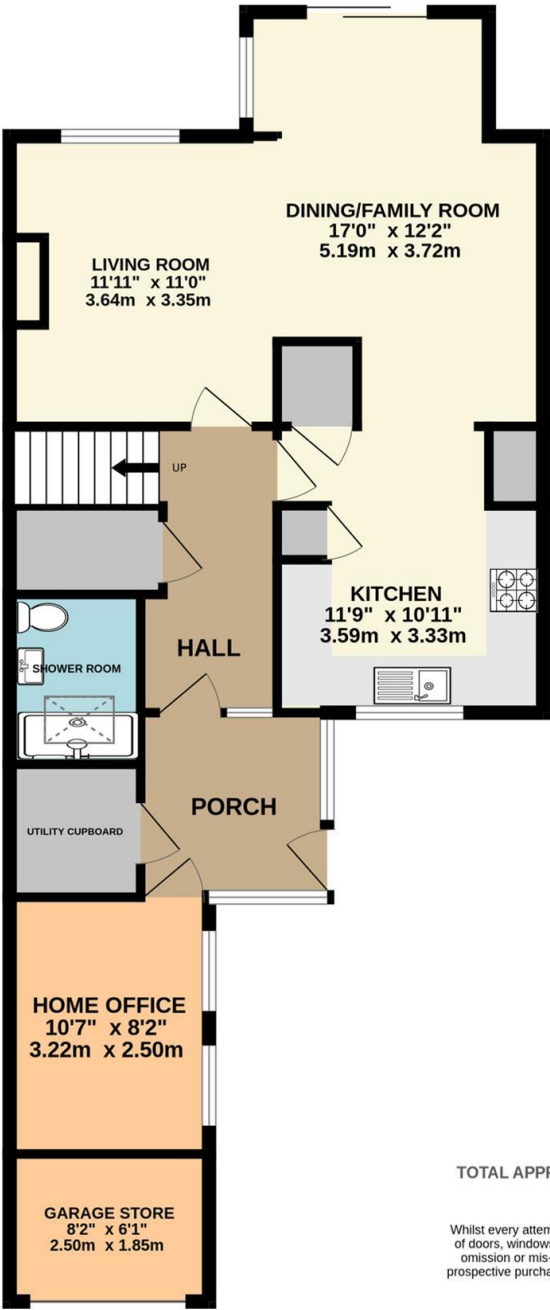
Bathroom: front aspect opaque double-glazed windows, panel enclosed bath with mixer tap, wall mounted shower attachment, folding glass shower screen, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, airing cupboard housing the Vaillant boiler with shelving for linen, tiled walls, heated towel rail and wooden effect flooring.

Outside: A gravelled off street parking space is to the front with space for bin storage and the garage storeroom to the side. At the rear there is a paved terrace by the house, an area of lawn, stocked flower beds, some planting, trees, and a wooden shed. It is fully enclosed by a mix of wall and fenced perimeters with a side wooden gate to a further external stretch of lawn with some planting.

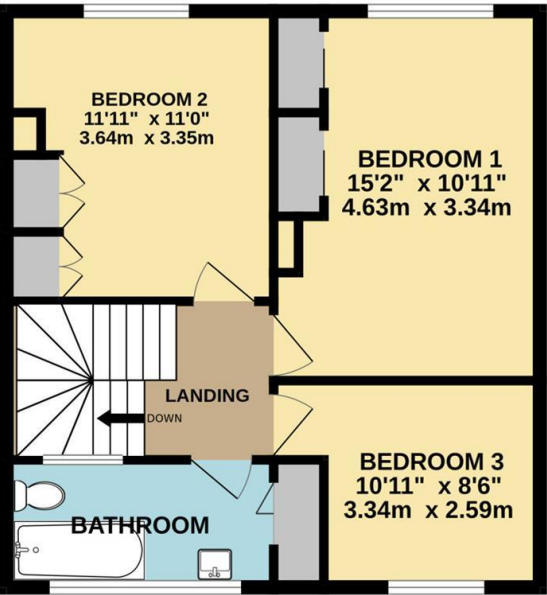
Garage Store: 8`2 x 6`1 up and over front aspect door, lighting, and electricity.



GROUND FLOOR

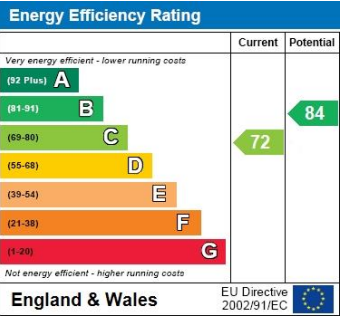


1ST FLOOR



TOTAL APPROX AREA EXCLUDING GARAGE STORE 1,276 SQ.FT / 119 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 D (£2,161.24)
EPC: C (72)

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 2.7 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.



