

5 Pennington Place, Southborough, Tunbridge Wells





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Fabulous 4-bedroom family home in peaceful cul-de-sac

Accommodation Summary

- Detached house
 - 4 bedrooms
 - 2 reception rooms
- Stunning kitchen/breakfast room
 - Conservatory dining room
 - Separate utility space
- Off road parking for several cars
 - Double garage
 - Landscaped rear garden
- Sought after village location with easy reach of mainline station



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



With open farmland and woodland walks on its doorstep this home's tranquil cul-de-sac location offers the best of both worlds. You can enjoy a relaxed family life, whilst benefiting from excellent schools and superb transport links accessed via a nearby cut through.

A beautiful leafy green exterior with hung tiles together with an enviable corner plot, a deep green verge setting it back from the street, adds to this home's kerb appeal.

The pretty stained glass front door opens into a light and spacious reception hallway with plenty of space for coats. With luxury Karndean wood effect flooring, a cast iron radiator and a modern shower room the quality of this home is immediately apparent.

The bright lounge opens off to the right of the hallway with natural light flooding in through its large leaded square bay window, framing the leafy front view. An exposed brick chimney breast with its gas effect wood burner stove adds warmth to the room in the colder months.

On your left is the heart of the home, the incredible open plan kitchen/breakfast room that stretches into an open conservatory at the rear. It delivers wonderful cooking facilities with an abundance of cream cabinets, a breakfast bar and ample room for an Aga and all the appliances you could ever need. For family and entertaining, there is tons of space for both dining and living.

The fully glazed conservatory has double doors that lead out onto the garden with its expanse of lawn and a flagstone terrace, perfect for evening entertainment. A barked play area and a summer house at the rear make it a fabulous child friendly space whilst a double garage and a wooden shed with electricity and plumbing for appliances cater for all of your adult needs too.

The first floor boasts four bedrooms which lead off the light and spacious landing, all its windows fitted with custom built shutters. The master bedroom features an entire wall of fitted wardrobes, its internal drawers and hanging rails neatly concealed behind sliding mirrored doors. The generously sized and expensively fitted contemporary family bathroom completes the first floor.

Each room of this fantastically designed home has been well thought out and sensitively planned for modern family life. An absolute must see!



Covered part stained glass entrance door, which opens to:

Entrance hall with Karndean wood effect floor, part panelled walls, cast iron radiator and doors opening to:

Living Room/Reception 1: 17'8 x 11'6 Triple aspect leaded double glazed square bay window with French doors opening to the side garden and street beyond, Karndean wood effect floor, exposed brick chimney breast with gas effect wood burner stove, deep under stair storage cupboard and radiator. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

Shower room: Front aspect double glazed opaque window, walk in shower cubicle with Mira Azora wall mounted electric shower attachment, vanity unit with inset hand wash basin with mixer tap over and pull out drawers and cupboards under, low level WC, heated towel rail, tiled walls, Karndean wood effect floor and radiator.

Kitchen/Breakfast Room: 20'10 x 11'5 Rear double glazed leaded window overlooking the garden above one and half bowl sink with drainer and mixer tap over, space for side by side fridge/freezer set within tall housing cabinetry, space and plumbing for dishwasher, space for Aga inset into chimney breast recess with inset extractor fan and shelf over, Karndean wood effect floor, Myson Kickspace heating/fan convectors placed either side of the breakfast bar, tiled splashbacks and cast iron radiator. The kitchen has plenty of worktop space and a good selection of eye and base level country kitchen style cream units, with pull out larder cupboards and open shelves. The breakfast bar offers overhang seating for bar stools and there is plenty of room for a table and chairs at the far end of the kitchen. A side aspect opaque leaded glazed door leads out into the side garden with access to a wooden shed with electricity and plumbing for appliances.

Conservatory/Family Room: 10'11 x 10'10 Wrap around double glazed windows with glazed ceiling and side aspect double glazed French doors giving access out onto the terrace, Karndean wood effect floor and cast iron radiator.

Stairs up to first floor landing with rear aspect double glazed window with bespoke shutters, part panelled walls, airing cupboard, radiator, ceiling loft access and doors to:

Bedroom 1/Master Bedroom: 12'10 x 11' Side aspect double glazed leaded window with bespoke shutters overlooking the side garden, wall of fitted wardrobes with sliding mirrored doors and internal drawers, shelving and hanging rails, Karndean wood effect floor and radiator.

Bedroom 2: 12' x 8'1 Side aspect double glazed leaded window overlooking the garden with bespoke shutters and radiator.

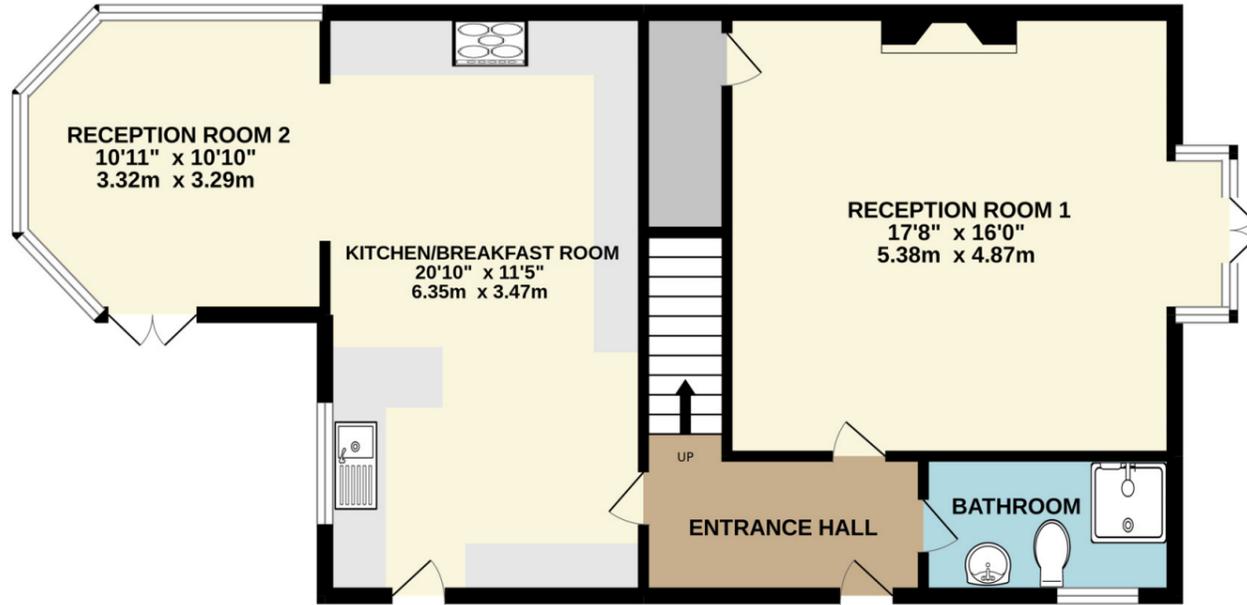
Bedroom 3: 11' x 8' Side aspect double glazed leaded window with bespoke shutters overlooking the side garden and radiator.

Bedroom 4: 8'10 x 8'1 Side aspect double glazed leaded window with bespoke shutters overlooking the garden, Karndean wood effect floor, fitted wardrobes with internal shelving and hanging rails, fitted mid height shelf unit, wall mounted overheard cupboards and radiator.

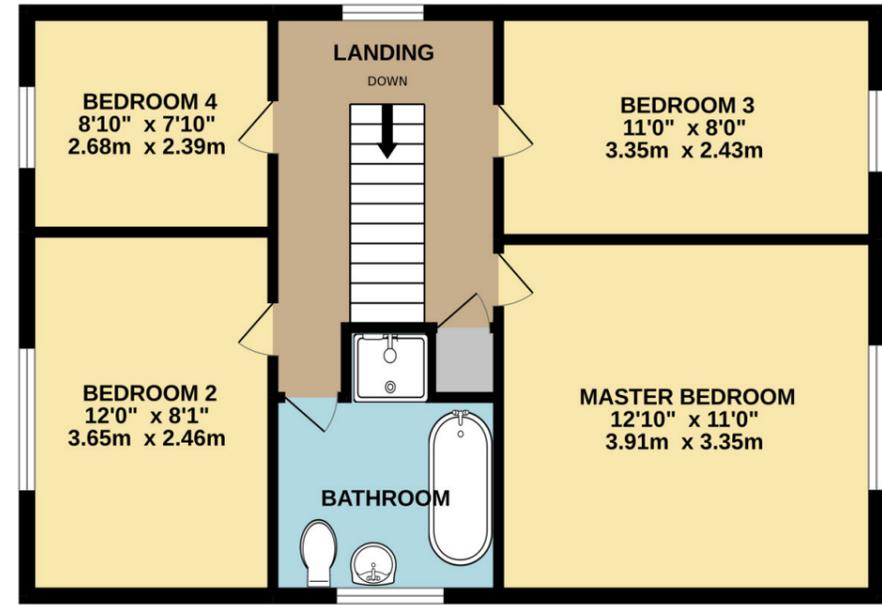
Bathroom: front aspect double glazed leaded opaque window with bespoke shutters, double ended roll top bath with skirt and hand held shower attachment and mixer tap over, step up inset shower enclosure with Mira Azora wall mounted electric shower attachment, vanity unit with inset wash basin with mixer tap over and cupboard under, low level WC, Karndean wood effect floor, part tiled walls and cast iron radiator with heated towel rail.



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.

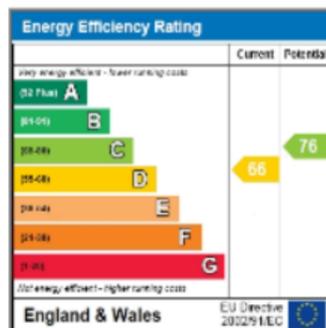


1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

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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Outside: the house has a double garage to the left with electricity, lighting, up and over doors to the front and sliding garden access doors to the side. There is hard surface parking for two cars to the front of it. There is high mature hedging enclosing the rear garden to the front and mid height wooden fencing at the perimeter to the rear. An open lawned area sits to the front and side of the property separating it from the street with mature shrubs whilst a wrought iron gate gives access from the front into the rear garden. The beautiful rear garden is laid mainly to lawn with a large stone terrace area to the rear of the kitchen and a raised stone area at the rear in front of the garage access. Wooden sleeper enclosed raised flower beds sit to the left side of the garden with some flowers and mature shrubs. To the right side of the garden is a barked area for children's garden furniture whilst at the rear on the right is a timber summer house with electricity and lighting.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£3,084.00) / EPC: D (66)

Area Information: Southborough, Tunbridge Wells

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 Common, situated towards Pennington Place's end of the village, is a conservation area where cricket has been played for more than 200 years. 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 house. The Yew Tree and Ridgeway 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. 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. Pennington Place is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms, about a mile away via a cut through walk way, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 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.

