

Sitheil, Pennington Road, Southborough, Tunbridge Wells





Sitheil, Pennington Road, Southborough, Tunbridge Wells TN4 0SS

Contemporary 4-bedroom new build house with ecofriendly design, an area of woodland and spectacular countryside views

Accommodation Summary

- Detached house built 2021 with spectacular countryside views
 - 4 double bedrooms, 1 en-suite and all with sit on balconies
 - Living room
 - Home office
 - Kitchen/dining/family room
 - Separate utility room
- Bathroom, shower room, en-suite shower room with sauna and ground floor cloakroom
 - Garden and area of woodland
 - Driveway
- Environmentally friendly features



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Tucked away on a quiet private road surrounded by woodland, the crisp and contemporary appearance of this home as you approach is very impressive.

The home has been built with an eco-friendly design at its core adding comfort and value. From its photovoltaic solar roof panels, battery for electricity storage, energy efficient glazing, air source heat source pump, underfloor heating, whole house water filtration system and high level of insulation, which promotes a healthy environment with many energy saving factors.

Wooden cladding to the first floor sits slightly proud of the lower level, while large panes of glass reflect the leafy woodland back at the house and give far reaching views of the adjacent woodland and fields beyond.

A shared driveway leads down to the block brick driveway that fronts the house, with gated rear garden access to both sides.

Impressive double height glazing welcomes you into the high ceilinged hallway, with the staircase sweeping upwards adding a touch of glamour.

On the left the living room's warm oak flooring contrasts beautifully with its neutral décor, with double aspect light and a wood burning stove adding character. There is plenty of room for family sofas.

Opposite, the second reception room is currently set up as a home office but could equally be used as a playroom, depending on your needs.

Behind is the utility room, with access into the garden and the useful guest cloakroom. There is an additional sink for muddy boots and paws, space and plumbing for appliances and storage cupboards too.

At the rear is the jewel in this home's crown, the fabulous open plan kitchen, dining, family room. It really is a show stopper both in terms of its creative design and views, with two sets of full height sliding glazed doors effortlessly extending the living space onto the decked sun terrace.

The dimensions of the living space cleverly define a dining and seating area with ample space for sofas and a large dining table and chairs. A granite topped peninsula connects to a wooden breakfast bar with seating for four bar stools, linking the area with the kitchen.

The luxury kitchen at the side is a visual delight with its mix of contrasting cupboards, open wooden effect shelf, granite worktops and copper effect splashback. It is a cook's dream with all the high end integrated appliances that you would expect from a house of this quality including a Siemens double oven with combination steamer/microwave, Siemens induction hob with downdraft extractor, a dishwasher, and an instant boiling hot water tap. A large walk in larder offers plenty of additional storage.

Returning to the entrance hall a contemporary staircase with glass balustrades takes you up to the first floor landing brightened by its skylight showcasing the home's light filled interior.

All four immaculate double bedrooms have full height glazed sliding doors that open onto sit on balconies with glass balustrades offering unobstructed views.

The principal bedroom suite at the rear offers truly spectacular views across the countryside. It benefits from a walk in dressing area with fitted storage and lighting and also a full height storage cupboard. A contemporary, modern en-suite shower room with an infrared sauna adds to the feeling of luxury and healthy living that the room certainly delivers on.

There are three further generously sized double bedrooms, all with full height fitted wardrobes and one with a walk in dressing area with open storage and lighting.

A beautifully finished bathroom and separate shower room complete the superb family accommodation.

Outside at the rear decking wraps across the length of the house on the ground floor offering plenty of alfresco dining space and room to lie lazily in the sun. The garden is lush and green sloping down towards the woodland behind with a paved terrace in the centre for additional seating. Mature trees, hedging, plants, and shrubs afford great privacy enabling you to enjoy the pleasures of the countryside tranquillity the home enjoys. There is an outside heated dog/boot shower, greenhouse, a wooden shed and an open recess under the decked terrace for easy storage. An electric car charging point is located at the side of the house.

A gate at the rear opens into the woodland area, perfect for making childhood memories.

With its environmentally friendly features, spectacular views, open countryside on its doorstep and proximity to excellent transport connections and first-class schools, it is the perfect home for families. A must see!





Glazed entrance door which opens into:

Entrance Hall: front aspect double height double glazed picture windows, porcelain tiled flooring with underfloor heating, under stair storage cupboard, and door opening into:

Living Room: 19' x 12'5 front and side aspect double glazed windows, engineered oak flooring with underfloor heating, fitted open shelving and wood burning stove with granite hearth.

Home Office: 11'6 x 10'5 front and side aspect double glazed windows and engineered oak flooring with underfloor heating.

Utility Room: 16'9 x 5'7 side aspect glazed door with glazed top light window, space for an American style fridge/freezer, space and plumbing for appliances, fitted cupboard housing the water tank and electrics for air source heat pump and PV solar panel connections, 1 ½ sink with pull out spray mixer tap, hanging space for coats, base level cupboard with granite worktop, fitted full height cupboards with one housing the fuse boxes, Sheila maid drying rack, porcelain tiled flooring with underfloor heating and door opening into:

Cloakroom: side aspect double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under, wall mounted mirror and porcelain tiled flooring with underfloor heating.

Kitchen/Dining/Family Room: 36'1 x 14'1 side aspect full height double glazed windows, rear aspect full height glazed sliding doors, glazed skylight, porcelain tiled flooring with underfloor heating, space for sofas and dining table and chairs, walk in larder cupboard with shelving and housing the connectivity for the water filter system, wooden breakfast bar with seating for 4 bar stools, granite topped peninsula with storage cupboards both sides and housing the Siemens induction 4 ring hob with downdraft extractor. There are a range of eye and base level cupboards with granite worktops, a wooden effect open wall shelf, integrated Siemens double ovens with combination steamer/microwave, integrated fridge/freezer, integrated Siemens dishwasher, and 1 ½ sink with mixer tap with water softener and instant boiling hot water tap.

Stairs rising to the first floor with fitted linen cupboard with shelving for linen, engineered oak wooden flooring with underfloor heating, glazed skylight, and doors opening into:

Principal Bedroom: 14' x 11'6 rear aspect full height glazed sliding doors opening onto sit on tiled balcony with glass balustrades, fitted cupboard with shelving, engineered oak wooden flooring with underfloor heating and opening into:

Walk in wardrobe: with open fitted storage and lighting.

En-suite: side aspect double glazed window, walk in shower enclosure with rainwater shower head and hand held shower attachment, two person traditional infrared sauna enclosure, concealed cistern WC, vanity unit with double wash hand basins and mixer taps over and cupboards under, vanity shelf, wall cupboard, heated towel rail, part tiled walls, porcelain tiled flooring with underfloor heating.

Bedroom 3: 14' x 12'2 rear aspect full height glazed sliding doors opening onto sit on tiled balcony with glass balustrades, fitted cupboard with shelving, engineered oak wooden flooring with underfloor heating and opening into:

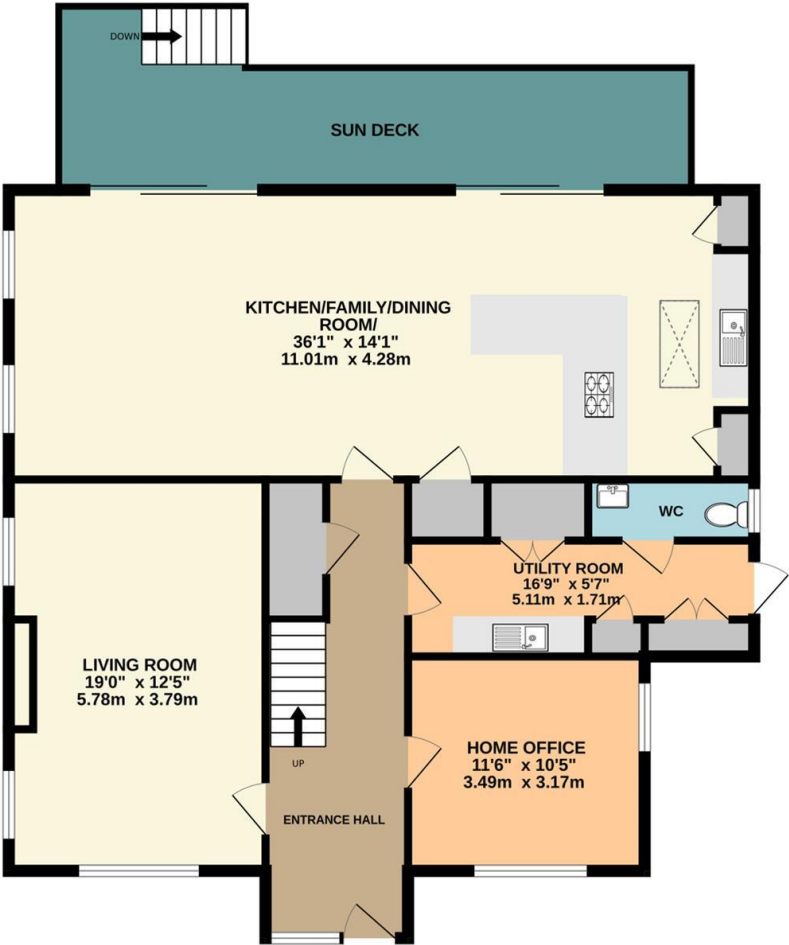
Walk in wardrobe: with open fitted storage and lighting.

Shower Room: glazed skylight, shower cubicle with rainwater shower head and hand held shower attachment, concealed cistern WC with vanity shelf, mirrored wall cabinet, vanity unit with wash hand basin and mixer tap over and cupboard under, heated towel rail, part tiled walls and porcelain tiled flooring with underfloor heating.

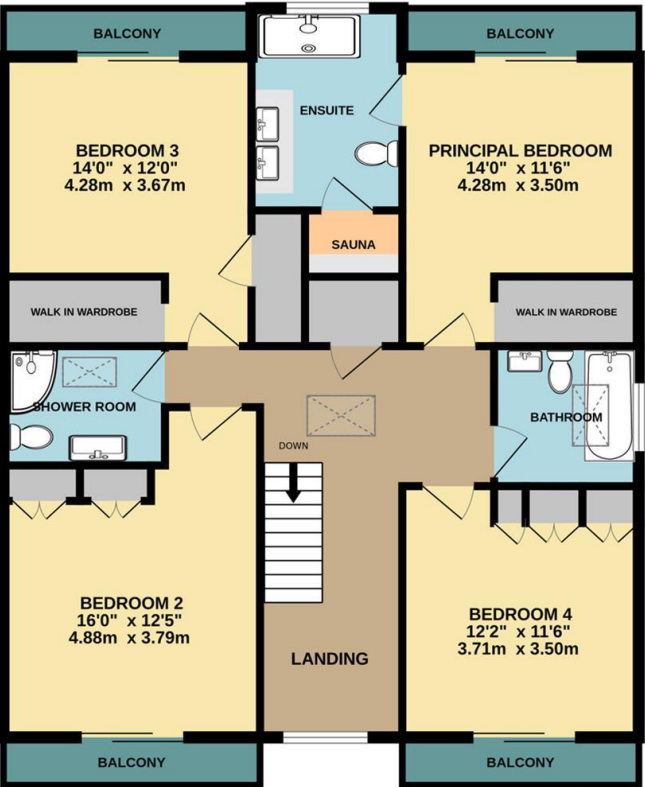
Bedroom 2: 16' x 12'5 front aspect full height glazed sliding doors opening onto sit on tiled balcony with glass balustrades, soft close fitted wardrobes with drawers, hanging rails, shelving, and cupboards above, and engineered oak wooden flooring with underfloor heating.



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 2194 SQ.FT / 204 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	116	118
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bathroom: side aspect opaque double glazed window, glazed skylight, panel enclosed bath with wall mounted shower attachment, rainwater shower head, glass shower screen, wall recessed shelf, concealed cistern WC, heated towel rail, vanity unit with wash hand basin and mixer tap over and cupboard under, part tiled walls, and porcelain tiled flooring with underfloor heating.

Bedroom 4: 12'2 x 11'6 front aspect full height glazed sliding doors opening onto sit on tiled balcony with glass balustrades, soft close fitted wardrobes with drawers, hanging rails, shelving, and cupboards above, and engineered oak wooden flooring with underfloor heating.

Outside: To the front is a block brick driveway, wooden gates to both sides for rear access, a paved pathway and some perimeter high hedging and planting. At the rear of the kitchen/dining/family room there is a decked terrace with glass balustrades and steps down to a lawned area with a paved central terrace. There is open recess storage under the decked terrace, a wooden shed, a greenhouse, vegetable beds, a mix of wire fencing, wooden fencing and mature planting to the perimeters and a gate to the rear section of ancient woodland. There is an outside heated dog/boot shower, greenhouse, a wooden shed and an open recess under the decked terrace for easy storage. An electric car charging point is located at the side of the house.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,467.42)

EPC: A (116)

Full house filtered water

Full house wet system underfloor heating

Infrared sauna

Air source heat pump

Photovoltaic solar roof panels

Battery for electricity storage and excess electricity exporting back to National Grid (Smart Energy Guarantee Program)

Electric car charging point

High level of insulation

