

52 Pennington Road, Southborough, Tunbridge Wells





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Pretty quintessential English 2-bedroom cottage with parking and large garden

Accommodation Summary

- End of terrace period house
 - 2 bedrooms
 - Kitchen/breakfast room
 - Living/dining room
- Family room/Home office
 - Shower room
- Off street parking
- South facing garden
- Brick outbuilding
- Sought after village location within easy reach of mainline station



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

Deceptively spacious, this period cottage is set back from the road by a raised lawn, pretty flower beds and an off-street parking space to the side.

A handsome red brick exterior leads you up to its front door and straight into the living room which is bright and welcoming. It has a feature fireplace with a wood burning stove to add warmth on colder days and has enough room for furniture and sofas to relax in.

Behind is the stylish kitchen/breakfast room which has everything you need with plenty of fitted cupboards topped with contrasting counter surfaces. There are integrated Neff appliances such as an oven with 4 ring gas hob above, dishwasher and washing machine. There is room for a table and chairs and a stable door gives external access.

At the back of the ground floor is a modern shower room.

Central stairs lead down to a large multipurpose basement room. Whether you need a home studio for working or creativity or a playroom for younger ones, this space is ideal.

Climbing the stairs to the first floor you reach two good sized bedrooms, the first with a period fireplace and built in wardrobes.

The south facing garden is a charming space with two terraces, perfect for summer dining, surrounded by pretty stocked flower beds. Laid mainly to lawn with a shed at the rear it really is a green oasis, perfect for relaxing in with mature hedging and trees screening the space for your own enjoyment.

A brick outbuilding, a wood store and a wooden shed provide ample room for extra appliances, storage and garden equipment.

This fabulous period home offers flexible living space whilst providing tranquil privacy in a central location. A must see!



Entrance door, which opens into:

Living Room: 12`3 x 11`10 front aspect double glazed window with shutters, fireplace with wooden mantle, slate hearth and inset wood burning stove, oak parquet flooring and traditional radiator.

Kitchen/Breakfast Room: 15`9 x 12`3 rear and side aspect double glazed windows with shutters and part opaque glazed stable door, integrated Neff oven with Neff 4 ring gas hob and extractor fan above, sink with mixer tap over, integrated Neff dishwasher, integrated Neff washing machine, integrated under counter fridge/freezer, Amtico wooden effect flooring, and column radiator. The kitchen has plenty of granite worktop space and a good selection of eye and base level units, one housing the Worcester boiler, with room for a table and chairs and door opening into:

Shower Room: rear aspect double glazed window with shutters, pedestal wash hand basin with mixer tap over, shower cubicle with wall mounted shower, low level WC, radiator, part tiled walls and tiled flooring.

Stairs down to:

Family Room/Home Office: 12`3 x 11`10 front and side aspect double glazed windows, wall cupboards housing meters and traditional radiator.

Stairs up to first floor with doors opening into:

Bedroom 1: 11`10 x 10`6 front aspect double glazed window with shutters, period fireplace, alcove wardrobes with hanging rails and shelving and radiator.

Bedroom 2: 12`3 x 7`2 rear aspect window with shutters, loft access ceiling hatch and radiator.

Outside: A hard surface off street parking space is to the side and to the front a raised brick enclosed area of lawn with stocked flower bed borders and stone steps up to the entrance door. A set of double wooden gates to the side open onto a hard surface pathway which runs up the side of the house with high perimeter fencing and a wooden gate opening into a courtyard and the garden at the rear. A brick outbuilding with electricity, lighting and room for appliances sits to the right while a brick wood store sits opposite. Entering the garden, a paved terrace perfect for a table and chairs fronts a gravelled terrace with steps up to an area of lawn. The garden is laid mainly to lawn with mature shrubs, trees, and hedging at its borders ensuring privacy, stocked flower beds and a wooden shed at the rear for storage and garden equipment.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,898.00)

EPC: D (58)





APPROX TOTAL AREA EXCLUDING SHED 782 SQ.FT / 72.7 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			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 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. 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.



