

Woodbury, 1A Manor Fields, Southborough, Tunbridge Wells





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Substantial stylish 5-bedroom house with garage and parking in private road

Accommodation Summary

- Detached house (built 2016)
- 5 double bedrooms, 3 en-suite, 2 with walk in wardrobes
 - Home office/games room/6th bedroom potential
 - Living room and family room
 - Kitchen/dining room
 - Separate utility room
- Family bathroom, 3 en-suites and ground floor cloakroom
 - Garden, garage and off-street parking
- New Build Guarantee (2.5 years remaining)
 - Chain free



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Tucked away on a quiet private road, this fantastic home's part gabled exterior of brick and hung tiles delivers plenty of kerb appeal.

It is set in a popular village location, within walking distance of Southborough's picturesque cricket green, woodland walks, and local village shops. However, it has the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools.

There are two private block brick parking spaces, one in front of the garage that sits neatly to the side, with a gate for rear garden access and a visitor parking bay opposite.

An area of lawn fronts the house, with a paved pathway leading you to the covered entrance door that welcomes you in.

Arranged over three floors, you enter a light and spacious reception hallway with the home's décor throughout showcasing an elegant Farrow & Ball neutral palette.

There is a useful guest cloakroom and under stair and full height cupboards to keep the area clutter free. The ground floor is warmed throughout by underfloor heating.

First on the right double doors open into the bright family room. It is the perfect informal living space with fitted media units for display and storage.

Opposite is the spacious living room which is flooded with natural light from its dual aspect windows. There is plenty of room for large sofas to curl up in front of the wood burning stove, making it a very welcoming space. It has the added advantage of double doors to the rear which can lie open into the dining room, providing lots of family living and entertaining space.

Behind is the fabulous kitchen/dining room with French doors to the rear, extending the living space into the garden in the warmer months. The streamlined kitchen on the right offers an abundance of sleek cabinetry, counter space and integrated appliances including AEG double ovens, Hisense 4 ring induction hob and stainless-steel extractor, Baumatic dishwasher, and fridge/freezer. A breakfast bar overhang with space for bar stools lets friends sit and chat to you as you cook and the area to the side, perfect for a large table and chairs and sofa, means there is tons of space for both dining and living.

A separate utility room to the front has fitted cupboards, space and plumbing for appliances, an additional sink for muddy boots and paws and a door for driveway access.

Climbing the stairs to the first floor landing brightened by a front aspect window, there are rooms running off it on all sides.

All four bedrooms on this floor are generously sized doubles offering superb family accommodation. The two to the front have their own beautifully finished en-suites, with bedroom two benefitting from a walk-in wardrobe.

The immaculate family bathroom with a panel enclosed bath and separate shower enclosure completes the first floor.

A further flight of stairs to the second floor takes you up to a generous room that would make a fantastic games room or alternatively, depending on your needs a home office. There is also the possibility to add some Velux windows to the rear, subject to planning.

Completing the floor is the principal bedroom with modern en-suite and walk-in wardrobe, both adding to the feeling of luxury that the room delivers on.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with a paved terrace by the house and close boarded fencing at all perimeters.

With planting and trees providing privacy, it is a blank canvas for you to create your own dream garden and it has street access and pedestrian access into the garage too.

This home really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!



Covered entrance door opening into:

Entrance Hallway: front aspect full height double glazed windows, tiled flooring with underfloor heating, under stair storage cupboard with lighting housing the fuse box, fitted cupboard with shelf and doors opening into:

Cloakroom: concealed cistern WC, tiled vanity shelf with wash hand basin and mixer tap over, and tiled flooring with underfloor heating.

Family Room: 15`5 x 10`7 front and side aspect double glazed windows, fitted wall and base level media unit cupboards, and carpeted flooring with underfloor heating.

Living Room: 16`11 x 11 front and side aspect double glazed windows, sandstone fireplace with wood burning stove and granite surround and hearth, carpeted flooring with underfloor heating, and internal rear aspect double doors opening into:

Kitchen/Dining Room: 35 x 12`6 side and rear aspect double glazed windows, rear aspect French doors opening into the garden with top light windows, space for table and chairs and additional furniture, and tiled flooring with underfloor heating. Integrated appliances include AEG double oven, fridge/freezer, Baumatic dishwasher, AEG stainless steel extractor, and 4 ring induction hob with glass splashback. There is a 1 ½ stainless steel sink with mixer tap and drainer, a mix of cream and wooden effect eye and base level units with countertops and a breakfast bar overhang for up to 3 bar stools. A door at the front opens into:

Utility Room: side aspect door that opens onto the driveway that fronts the garage, fitted wooden effect cupboards, washer/dryer, space for additional appliance, free-standing freezer, wall hung Ideal boiler, stainless steel sink with mixer tap and drainer, and tiled flooring with underfloor heating.



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

Bedroom 2: 15`6 x 10`7 front aspect double glazed window, radiator and doors opening into:

En-suite: side aspect opaque double glazed window, concealed cistern WC, tiled vanity shelf with wash hand basin and mixer tap, walk in shower enclosure with wall mounted shower attachment, mirrored wall cabinet, heated towel rail and wooden effect flooring.

Walk-in Wardrobe: fitted shelves and hanging rails.

Bedroom 3: 11`5 x 11`2 front aspect double glazed window, fitted double wardrobe with hanging rail and shelf, radiator and door opening into:

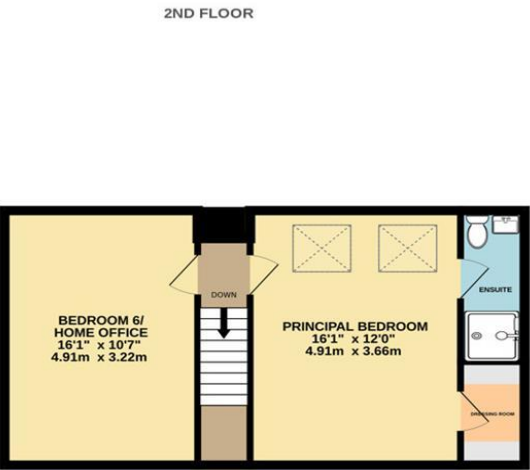
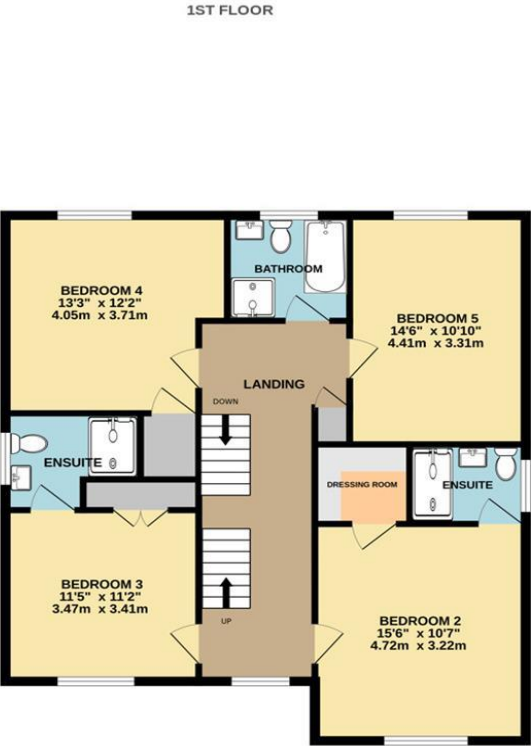
En-suite: side aspect opaque double glazed window, tiled vanity shelf with wash hand basin and mixer tap over, concealed cistern WC, shower cubicle with wall mounted shower attachment, heated towel rail and wooden effect flooring.

Bedroom 4: 13`3 x 12`2 rear aspect double glazed window and radiator.

Bathroom: rear aspect opaque double glazed windows, walk in shower enclosure with wall mounted shower attachment, concealed cistern WC, tiled vanity shelf with wash hand basin and mixer tap over, panel enclosed bath with mixer tap and hand held shower attachment, wall mirror, heated towel rail, and tiled flooring.

Bedroom 5: 14`6 x 10`10 rear aspect double glazed window, fitted triple cupboard with shelving, drawers and hanging rail, and radiator.





APPROX TOTAL AREA (INCLUDING GARAGE) 280 SQ.M/ 3011 SQ.FT

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	85	90
(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		



Stairs rising to second floor landing with doors opening into:

Principal Bedroom: 16`1 x 12 rear aspect Velux windows, ceiling loft access hatch, radiator, and doors opening into:

Walk-in Wardrobe: fitted shelves and hanging rails.

En-suite: concealed cistern WC, walk in shower enclosure with wall mounted shower attachment and recessed tiled wall shelf, tiled vanity shelf with wash hand basin with mixer tap over, wall mirror, heated towel rail and wooden effect flooring.

Bedroom 6/Home Office: 16`1 x 10`7 radiator.

Outside: Accessed off a private road with a visitor parking bay to the side, a hard surface shared driveway opens into the property`s two block brick parking spaces, one in front of the garage. Metal railings edge the parking space to the side with wooden fencing to the front and side perimeters, an area of lawn, a paved pathway to the front entrance door and a wooden gate at the side of the garage for rear garden access. To the rear there is a paved terrace beside the house, an area of lawn, planting of shrubs and trees, wooden fencing, some with trellising above, at all perimeters, pedestrian access into the garage, and space for bins to the side of the garage.

Garage: 20`9 x 12`7 front aspect up and over door, side pedestrian door, lighting, and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,559.00)

EPC: B (85)

Private Road Maintenance Charge: £325.00 P/A



