

Silver Birch, 66 Kibbles Lane, Southborough, Tunbridge Wells





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Light filled contemporary 5-bedroom family home

Accommodation Summary

- Detached 5-bed house (no chain)
 - 5 double bedrooms, 1 en-suite
- Stunning décor and fittings throughout
 - Vast main reception room
- Fully equipped bespoke kitchen/dining room
 - Separate utility room
 - Study
- Garden with decked seating area
 - Double garage
- Close to good schools



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Tucked away from view behind impressive electronic iron gates, a sweeping gravelled drive edged by high mature hedging leads you up to the house.

It sits quietly to the left of the off-street parking area and detached timber framed double garage with an impressive solid oak entrance door flanked by glass on all sides enticing you in.

The entrance hallway is fresh and modern with warm oak flooring and wide carpeted stairs rising upwards immediately showcasing the home's contemporary, light filled interior.

A door to the left leads you through to the kitchen which is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming black granite which contrasts beautifully with the warm oak cabinetry that wraps around the room housing integrated Bosch double ovens, a Baumatic 4 ring electric hob and a dishwasher. There is an island with useful extra worktop space and storage space below whilst a wall length of additional Velux sky lights floods the room with light enabling you to wash up under the stars. There is also plenty of space for a dining table and chairs at the far end of the room which is conveniently placed in front of the double French windows giving access out onto the decking and garden beyond.

Off the kitchen is a separate spacious utility area with garden access and an additional sink with an abundance of extra bespoke cabinetry offers plenty more storage options.

Across the hallway and past a useful guest cloakroom is a good-sized room that could be used as a home office area.

The final room on the ground floor is the living room whose grand proportions, triple aspect windows and wood burning stove encased beautifully within its fireplace takes your breath away. It is a vast space with plenty of room to entertain in or to curl up in front of the fire in a deep sofa on cold winter nights.

A turning staircase flooded with light from its landing full height windows draws you up to the immaculate first floor rooms.

The master bedroom suite has a contemporary, modern en-suite and a pair of bespoke double wardrobes, both of which add to the feeling of luxury that the room delivers on.

A second bedroom with its own beautifully finished double wardrobes and two further generously sized bedrooms offer superb family accommodation. The immaculate family bathroom competes the first floor.

The second floor 5th bedroom delivers a wow factor with a room of epic proportions being encased in full length glass at the top of the stairs and further benefiting from full height windows overlooking the front of the house.

The garden has areas of lawn to the front and side with mature hedging, plants and shrubs affording great privacy enabling you to enjoy alfresco dining and entertaining on the elevated decked area outside the kitchen.

Silver Birch really does offer a luxury family lifestyle that you could move straight in and enjoy. With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first class schools, it is the perfect home for families with professional needs. A must see!





Covered oak entrance door with full height glass panels above and to the sides, which opens to:

Entrance hall with engineered oak wooden floor with underfloor heating, stairs with glass painted balustrade and oak handrail to first floor, under stairs storage cupboard with dual access and doors opening to:

Living Room: 28'3 x 14'3' Triple aspect front, side and rear double glazed windows and double French doors giving access to rear garden, engineered oak wooden floor with underfloor heating, painted wooden mantle piece with inset tiled surround and hearth with wood burner stove. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

Study: 9'7 x 8'10' Double aspect side and rear double glazed windows, engineered oak wooden floor with underfloor heating.

Cloakroom: Rear aspect opaque window, low level WC, engineered oak wooden floor with underfloor heating, slimline vanity unit with cupboard under and wash hand basin above with mixer tap over.

Kitchen/Dining Room: 27'0 x 14'10' Rear and side double glazed windows with double French doors opening onto the decked area, Velux sky lights with remote control function, double bowl inset stainless steel sink with mixer tap over and inset granite drainer to the side, integrated dishwasher, integrated side by side Bosch ovens and microwave set within tall housing cabinetry, freestanding fridge/freezer, tiled floor with underfloor heating, Baumatic 5 ring electric hob with stainless steel extractor fan above, central island with cupboards and open shelves below. The kitchen has

plenty of black granite worktop space and a good selection of eye and base level oak units, some glazed. There is plenty of room for a table and chairs at the far end of the kitchen.

Utility Room: 14'10 x 7'2' Rear and side aspect double glazed windows with part opaque glazed door giving access to rear garden, with space and plumbing for washing machine, eye and base level units, stainless steel sink with drainer and mixer tap over, wall mounted boiler and tiled floor with underfloor heating.

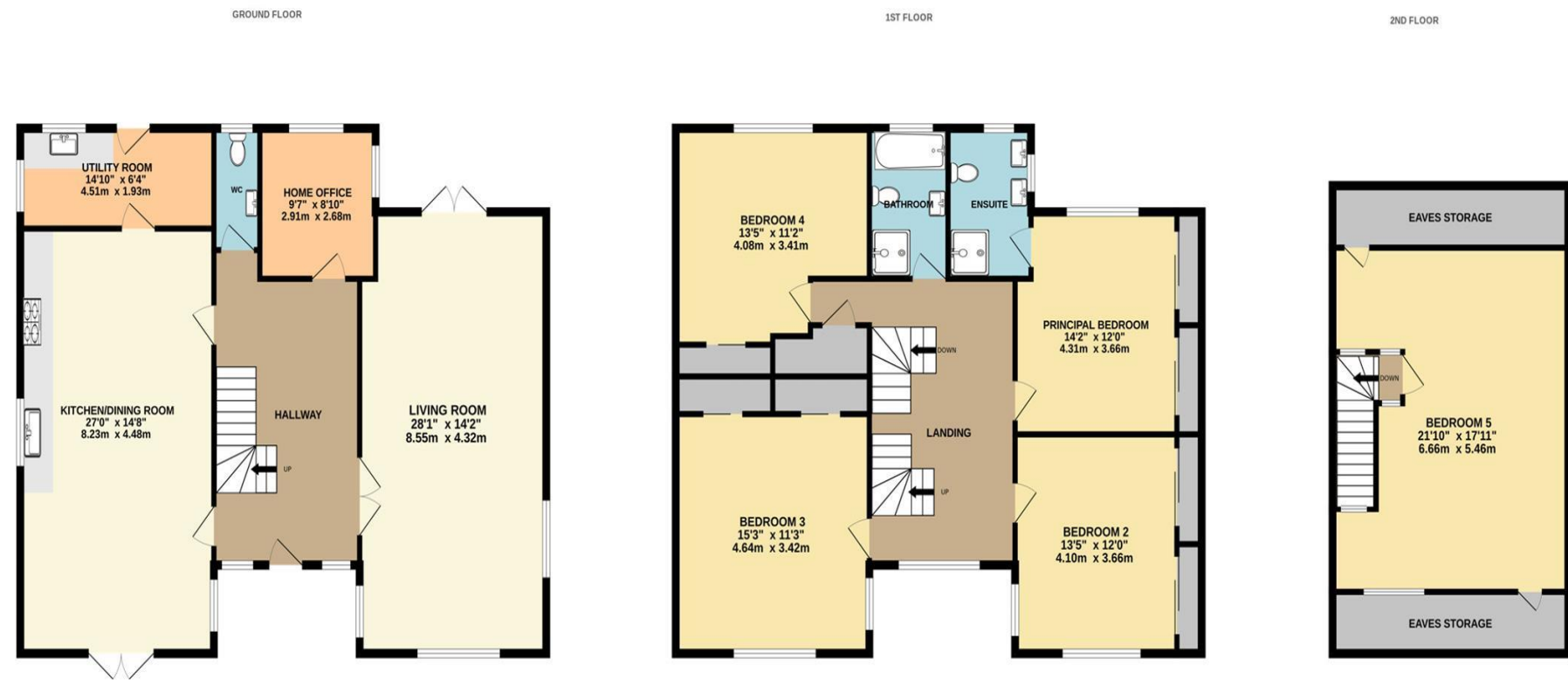
Stairs up to first floor landing with front aspect double glazed full height picture window, large storage cupboard housing the water cylinder with shelving for linen, radiator and doors to:

Bedroom 1/Master Bedroom: 14'3 x 12'1' Double glazed rear aspect window, two double inbuilt wardrobes with hanging rails and shelving and radiator. The master bedroom's en-suite with rear and side aspect double glazed windows, large walk in shower cubicle with wall mounted shower attachment, double vanity unit with two wash basins with mixer taps above with drawers and cupboards under, part tiled walls, tiled floor, low level WC, bidet and heated towel rail.

Bedroom 2: 13'6 x 12'0' Double glazed front and side aspect windows, two inbuilt wardrobes with hanging rails and shelving and radiator.

Bedroom 3: 15'2 x 11'3' Side and front aspect double glazed windows, two inbuilt wardrobes with hanging rails and shelving and radiator.





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

APPROX TOTAL AREA 2654 SQ.FT / 247 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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Bedroom 4: 13'6 x 11'4` Rear aspect double glazed window, double inbuilt wardrobe with hanging rails and shelving and radiator.

Family Bathroom: Rear aspect double glazed opaque window, panel enclosed bath with mixer tap over, walk in shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboards and drawers under, low level WC, tiled floor and heated towel rail.

Stairs up to second floor:

Bedroom 5 or Office: 22` x 18` Full height glazed panels enclosing the stair well, front aspect double glazed full height picture windows, wooden laminate flooring, inbuilt eaves storage cupboard, walk in open storage cupboard with fitted shelves and radiators.

Outside: The house is approached through electronic iron gates via a gravelled driveway with parking for several cars and a double detached timber framed garage. There is high mature hedging edging the driveway and enclosing the front left hand side lawned area that sits in front of the raised decked area. There is a further lawned area at the right hand side of the house with a selection of mature trees, hedging and shrubs at its borders. Flagstones wrap around the house providing a useful area to the rear of the property with space at the far end for rubbish bins. To the front of the kitchen is a raised decked area, perfect for alfresco dining in the sun.

General:

Local authority: Tunbridge Wells Borough Council

Tenure: Freehold

Council tax: Band G (£3,775.15)

EPC: C (78)



