

Mount Sandford, 1/44 Pennington Road, Tunbridge Wells



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Mount Sandford, 1/44 Pennington Road, Southborough, Tunbridge Wells TN4 0SL

Elegant split level 4-bedroom apartment in period mansion conversion on sought after road

Accommodation Summary

- Split level upper ground and lower ground apartment in detached Victorian mansion
 - 4 double bedrooms, 1 en-suite
 - Drawing room
 - Dining room
 - Kitchen
 - Family room/home office
 - South facing garden room
- South facing garden, garage and carriage driveway
- Catchment area for great schools
- Sought after village location with open countryside views



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautiful apartment spans the entire raised ground and lower ground floors of a striking detached Victorian mansion conversion, which itself is set back from the road by an attractive front garden and carriage driveway.

With breathtaking open countryside views to the front and within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home sits on one of the village's most sought after roads.

A garage sits neatly to the side with stone steps leading you up to an impressive stone portico that frames the apartment's private entrance door.

Stepping into a useful porch with hanging space for coats, opaque glazed double doors open into the welcoming hallway, its warm wooden flooring contrasting beautifully with the neutral décor. It's generous proportions give a nod to the building's Victorian heritage and features.

First on the right is the principal bedroom which is a graceful double with a large window bringing in light and green views. It has a fitted wardrobe and a clever wardrobe front that opens into an en-suite shower room.

Across the hallway is the spacious drawing room with deep red walls, elegant period detailing, a feature fireplace and a large window delivering countryside views.

There is ample room for deep sofas, making it the perfect space to relax and entertain in, and French doors to the side open into an enclosed courtyard.

Behind is the dining room, conveniently placed opposite the kitchen, with a beautiful marble fireplace and fitted cabinetry adding to charming dining experiences.

The kitchen is beautifully finished and fully equipped as you would expect from a home of this quality. Light bounces off the Corian work surfaces which top the cream Shaker style cabinetry that wraps around the room housing integrated appliances. Tiled flooring, plate and wine racks and part glazed wall units add delightful details and the windows at the rear bring in garden views and light.

Opposite, past a part glazed door giving garden access, is the family bathroom which is a luxurious space with a granite topped vanity unit and a panel enclosed bath.

Along the hallway bedroom two is full of character with a handsome period fireplace, fitted cabinetry and two windows brightening the generous space.

Stairs lead you down to the lower ground floor, its wide hallway offering open under stair storage space and access into the utility cupboard.

Bedrooms three and four, which are inter linked, are to the left and on the right is the family room which is plenty big enough to double as a home office. It offers a cosy retreat from the rest of the house, perfect for quiet nights in or solitude to work.

Outside, accessed from the garden, is a garden room with wrap around windows making an ideal space for relaxing in the sun or entertaining in. Part glazed doors front and back open into the garden.

The sunny rear garden is a long green oasis of manicured tiered lawns, pretty stocked flower beds, leafy trees, well maintained hedging, and wooden fenced perimeters. With a paved courtyard behind the garden room with access into the garage and block brick terracing to the back of the house, perfect for seating, there are many places to enjoy the outdoors.

There is ample parking in front of the garage and a private garden space at the front, with a pond and a variety of planting, offers the pleasures of the countryside views and tranquility the home enjoys.

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 offers a luxury lifestyle that you could move straight in and enjoy. A must see!



Part glazed entrance door, which opens into:

Porch: wooden flooring, hanging space for coats, part opaque glazed doors opening into:

Entrance Hall: front aspect glazed top light window, rear aspect part glazed door opening into the garden, wooden flooring, radiators, and doors opening into:

Bedroom 1: front aspect double glazed windows, fitted wardrobe with hanging rail and shelf, radiator, wardrobe double doors opening into:

En-suite: shower enclosure with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tiled walls, and wooden effect flooring.

Drawing Room: front aspect double glazed window with open countryside views, side aspect French doors opening into a garden courtyard, glazed top light window, fireplace with mantelpiece, gas fire and granite hearth and radiators.

Dining Room: rear aspect double glazed window with shutters, airing cupboard housing the water cylinder with shelving for linen and cupboard above, fitted cupboard with hanging rail, fitted cupboard with hanging rail and shelving, fireplace with marble mantelpiece and stone hearth, wooden flooring, and radiators.

Kitchen: rear aspect double glazed windows, Corian work surfaces and splashback, integrated Smeg dishwasher, integrated fridge/freezer, 1 ½ sink with mixer tap and drainer, integrated Neff microwave, integrated oven, 4 ring gas hob, extractor, tile effect flooring, ceiling loft access hatch and radiator. The kitchen has plenty of eye and base level units, part glazed, with plate racks, a wine rack and a pull out larder cupboard.

Bedroom 2: side aspect part opaque double glazed windows, fireplace with mantelpiece and granite hearth, fitted cupboard with open shelves above, fitted shelves, and radiators.

Bathroom: rear aspect opaque double glazed window, wooden panel enclosed bath with mixer tap and hand held shower attachment, corner shower cubicle with wall mounted shower attachment, vanity unit with granite top, wash hand basin and mixer tap and cupboard under, low level WC, traditional heated towel radiator, part mirrored wall and wooden effect flooring.

Stairs down to the lower ground hallway with open under stair storage space, utility cupboard with space and plumbing for appliances, radiator and doors opening into:

Bedroom 3: side aspect double glazed window, inset fitted open shelving, wall cupboard housing the fuse box, inset space for bed, fitted wall cupboard, fitted wardrobe with hanging rail, radiator and door opening into:

Bedroom 4: side aspect double glazed window and radiator.

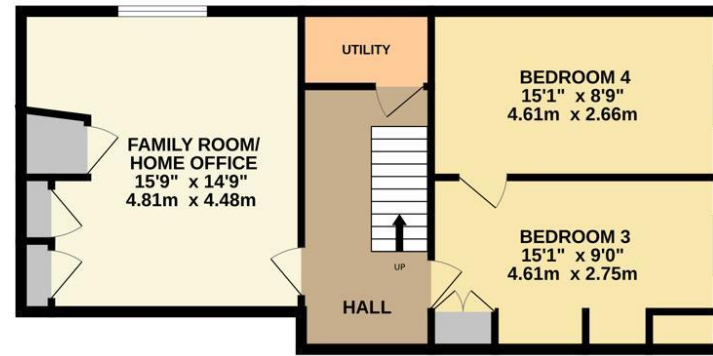
Family Room/Home Office: rear aspect double glazed window, fitted cupboard with shelves, fitted cupboard with hanging rail, cupboard housing the boiler and radiator.

Garden Room: side, rear and front aspect windows, front and rear aspect part glazed doors, and block brick flooring.

Garage: front aspect up and over door, rear aspect pedestrian door, lighting, electricity, and space for additional appliances.



LOWER GROUND FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

APPROX TOTAL AREA EXCLUDING GARAGE 2227 SQ.FT / 208 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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Outside: The house is set back from the road by two mid height walls to the sides with planting for privacy behind and a gravelled carriage driveway with parking to the left side and access into the garage. There is a central garden area with paving, a pond and planting with additional planting to the front of the house. To the rear the garden is south facing and there is a block brick terrace at the back of the house, a paved communal pathway, private tiered sections of lawn with perimeter stocked flower beds, hedging and trees and a rear lawned section bordered by wooden fencing with some perimeter planting. At the side of the garden room there is a paved pathway with a metal gate that opens onto a paved courtyard with side access into the drawing room and rear pedestrian access into the garage.

General:

Tenure: Share of freehold (3 directors) / Lease Term: 137 years remaining
 Service Charge: Nil / Local Authority: Tunbridge Wells Borough Council
 Council Tax: Band E (£2,735.00) / EPC: E (50)

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.



