

16 Pennington Place, Southborough, Tunbridge Wells





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Spacious 4-bed family home with double garage in peaceful cul-de-sac

Accommodation Summary

- Detached house (built 1981)
 - 4 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Home office
 - Kitchen and conservatory/breakfast room
- Bathroom, en-suite shower room and ground floor toilet
 - Double garage and driveway
 - Beautiful garden
- Sought after village location within easy reach of popular schools and mainline station



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

The driveway sweeps upwards and fronts the double garages, with an area of lawn, a large weeping willow tree and stocked flower beds providing plenty of kerb appeal.

Its covered entrance door opens into the welcoming hallway, with a useful guest cloakroom and doors opening off it at every angle.

First on the right is the home office with fitted cabinetry, including a cloakroom cupboard.

Opposite to the front is the dining room. It is ideal for either family celebrations or entertaining and is situated conveniently across the hall from the kitchen.

Glazed double doors open into the spacious living room behind. It is flooded with sunlight from its rear aspect window and side aspect French doors that can lie open to extend the living space into the garden in the summer months. A wood burning stove adds character and warmth and fitted wooden cabinetry with open bookshelves provides plenty of storage.

Next door the wonderful kitchen opens into the conservatory/breakfast room making it perfect for family life. Painted bespoke cabinetry topped with wooden effect worktops offers housing for appliances and ample storage. It is a cook's dream with lots of food preparation space and a part glazed dresser unit with additional cupboards, drawers, and shelving. The open plan aspect of the room makes it a very social space, perfect for chatting to friends and family as you prepare dinner.

Opening to the rear is the conservatory/breakfast room with dual aspect garden views as you dine and French doors that open onto the paved terrace.

Climbing the stairs to the first floor there are four bedrooms, three of which are generous doubles, and the principal bedroom has the luxury of a shower room and two fitted wardrobes.

The family bathroom with its shower over the bath completes the floor.

Outside to the rear is a peaceful private garden. There are two tiers of lawn with trees, mature hedges and shrubs and stocked flower beds dotted around adding interest and colour. A large, paved terrace at the rear of the house is perfect for seating and summer dining. It is fully enclosed with fencing and high hedging providing privacy and a safe sanctuary for pets and children. There is street access to the side too.

With a family lifestyle that you could move straight in and enjoy, a popular village location and all your first-class schooling and transport needs on your doorstep, this is the perfect home. A must see!





Home Office: internal side aspect double glazed window, fitted cupboards, open shelves, cloakroom cupboard with hanging rail and shelves, radiator.

Dining Room: front aspect double glazed window, engineered wood flooring, radiator.

Living Room: rear aspect double glazed window, side aspect French doors, wood burning stove, tiled hearth, wooden beam, fitted wooden low level wooden cupboards with open shelves above, radiator.

Cloakroom: front aspect opaque double glazed window, low level WC, pedestal wash hand basin with mixer tap, heated towel rail, part wooden panelled walls.

Kitchen: rear aspect double glazed windows, 1 ½ stainless steel sink, drainer and mixer tap, space for range oven, extractor hood, space for fridge freezer, space and plumbing for washing machine and dishwasher, Shaker style eye and base level cupboards, dresser unit with open shelves, drawers, cupboards with opaque glazed doors, wooden effect counter tops, tiled splashback, engineered wood flooring.

Conservatory/Breakfast Room: side and rear aspect double glazed windows, rear aspect French doors, glazed pitched roof, internal double glazed window, engineered wood flooring, radiator.

Principal Bedroom: rear aspect double glazed window, fitted wardrobes with hanging rails and shelves, radiator.

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

Bathroom: rear aspect opaque double glazed window, low level WC, pedestal wash hand basin, tiled panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, traditional heated towel radiator, tiled flooring, and part tiled walls.

Bedroom 2: front aspect double glazed window, fitted wardrobes with dressing table, radiator.

Bedroom 3: front aspect double glazed window, radiator.

Bedroom 4: rear aspect double glazed window, radiator.

Double Garages: front aspect up and over doors, lighting, and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,271.80)

EPC: C (70)

Electric car charging point

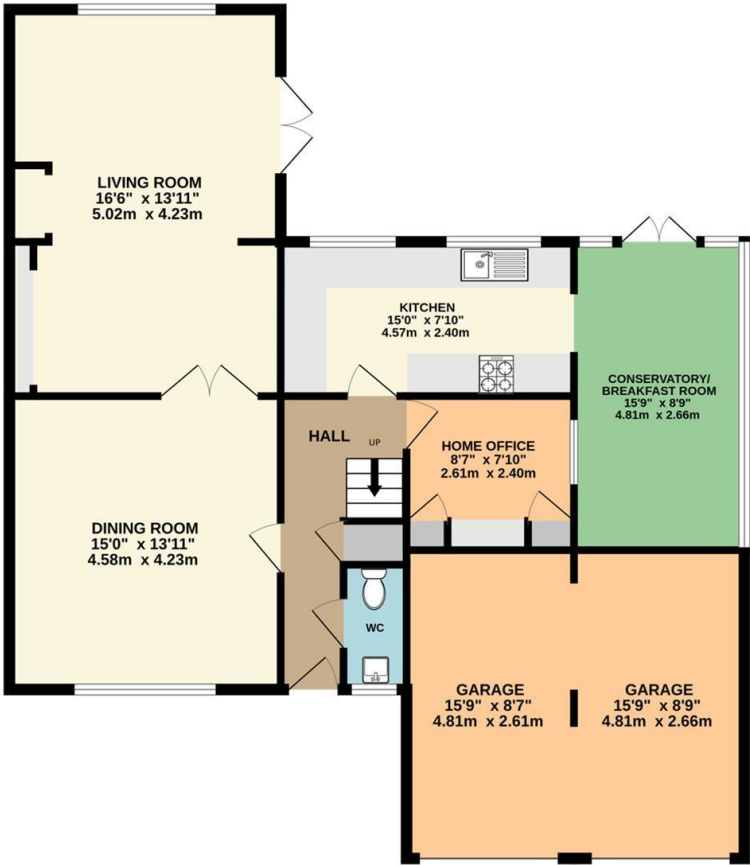
Boiler installed 2021

Garage doors replaced 2020

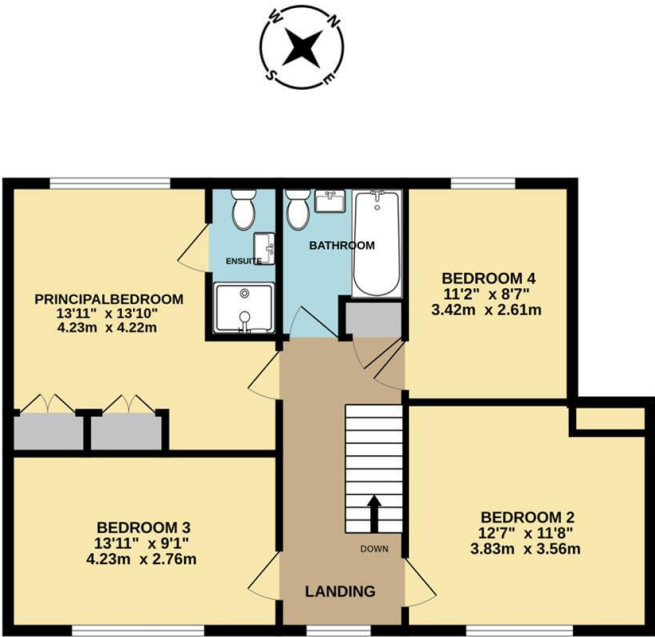
Windows, front entrance door, French doors all replaced 2018



GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGES 1604.20 SQ.FT / 149.66 SQ.M

TOTAL FLOOR AREA : 1884 sq.ft. (175.1 sq.m.) approx.

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		
(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 hairdresser, 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 2.7 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.



