

5 Doon Brae, Southborough, Tunbridge Wells





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Spacious 4-bedroom detached house in sought after cul-de-sac

Accommodation Summary

- Detached house (built approx.1974)
 - 4 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Home office
 - Kitchen/breakfast room
 - Utility room and storeroom
- Bathroom, shower room and ground floor toilet
 - South facing garden
- Driveway with parking for several vehicles



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This wonderful home sits at the end of a peaceful cul-de-sac, nestled in the heart of its popular village location, with lush green woodland to the front.

It has been loved by the same family for nearly three decades and offers a family friendly layout with the opportunity to create your own vision and add value in the future.

A shared driveway, flanked by lawn both sides, leads to the house and its own private parking area.

Stepping inside, the hallway's wooden parquet flooring stretches to the rear, with under stair storage cupboards to keep the space clutter free and a useful guest cloakroom.

Behind is the dining room, which is open plan to the living room, making it a very sociable space. A large window brings in garden views as you dine and sliding glazed doors to the side can lie open in the summer months extending the living space onto the garden terrace.

Next door the living room is brightened by dual aspect light offering leafy green views, with another set of sliding glazed doors opening into the garden. There is plenty of space for furniture and a gas fireplace adds character and warmth.

Returning to the hallway, the home office is ideal to escape the morning commute or alternatively it would make a wonderful playroom, close enough to the kitchen for you to keep a watchful eye as they play.

At the rear is the kitchen/breakfast room. It is a stylish space with cream Shaker style cabinetry topped with contrasting counter tops, warm wooden effect flooring and double sinks that are placed beneath the window. With an integrated fridge, space for appliances and a breakfast bar and plenty of storage, it is the ideal family kitchen.

Beyond is the spacious utility room with counter surfaces, another sink for muddy paws and boots, room for additional appliances and front and rear access to the driveway and into the garden.

Climbing the stairs to the first floor there are four bedrooms, all with fitted cabinetry and brightened by large windows.

The principal bedroom has the benefit of an en-suite bathroom and there is a separate modern shower room too.

Outside the sunny south facing garden is fully enclosed making it a safe sanctuary for children and pets. It is mostly laid to lawn with mature planting adding interest and colour. A block brick terrace sits behind the house, perfect for summer entertaining and there is a wooden shed, which together with the generous storeroom to the side of the utility room, deals with all your storage issues.

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!





Living Room: front aspect double glazed window, fireplace with gas fire inset and brick hearth, rear aspect sliding glazed doors, radiator.

Dining Room: rear aspect double glazed window, side aspect sliding glazed doors, radiator.

Home Office: front and side double glazed windows, wooden parquet flooring, radiator.

Kitchen/Breakfast Room: rear aspect double glazed window, eye and base level cupboards, space for range oven, space and plumbing for dishwasher, integrated fridge, double sink with drainer and mixer tap, open shelves, countertops, extractor, heated towel rail, tiled splashback, wooden effect flooring.

Utility Room: front and rear double glazed windows, front aspect glazed door, rear aspect part glazed door, fitted cupboard housing the boiler, fitted cupboard housing the boiler controls, stainless steel sink with drainer and mixer tap, countertops, space and plumbing for appliances, wooden effect flooring, radiator.

Storeroom: front aspect door, lighting, electricity.

Principal Bedroom: rear aspect double glazed window, fitted wardrobes with hanging rails and shelves, fitted dresser unit, part mirrored, with drawers, cupboards, wardrobe with hanging rail, radiator.



En-suite: front aspect opaque double glazed window, low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and wall mounted shower attachment, tiled vanity shelf, tiled walls, radiator.

Shower Room: front aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, low level WC, pedestal wash hand basin with mixer tap, tiled vanity shelf, heated towel rail, tiled walls, wooden effect flooring.

Bedroom 2: rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator.

Bedroom 3: front aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator.

Bedroom 4: rear aspect double glazed window, opening in wall with fitted desk shelf and shelves, radiator.

General:

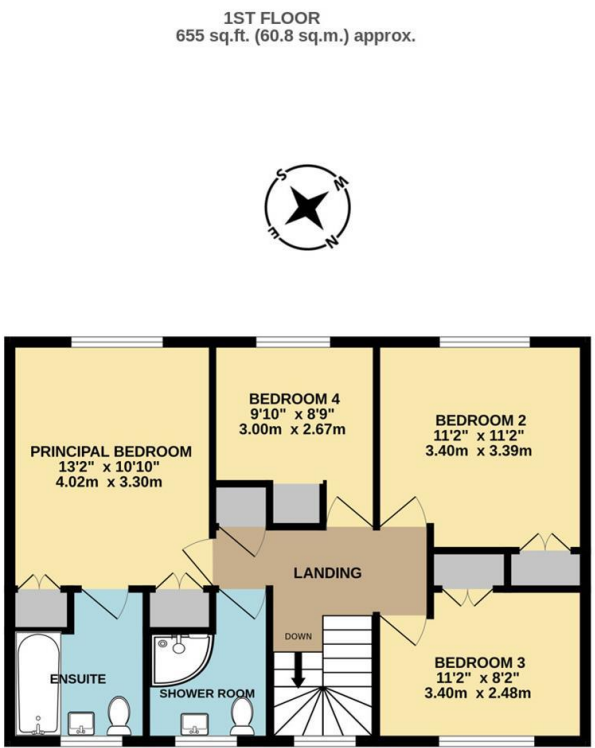
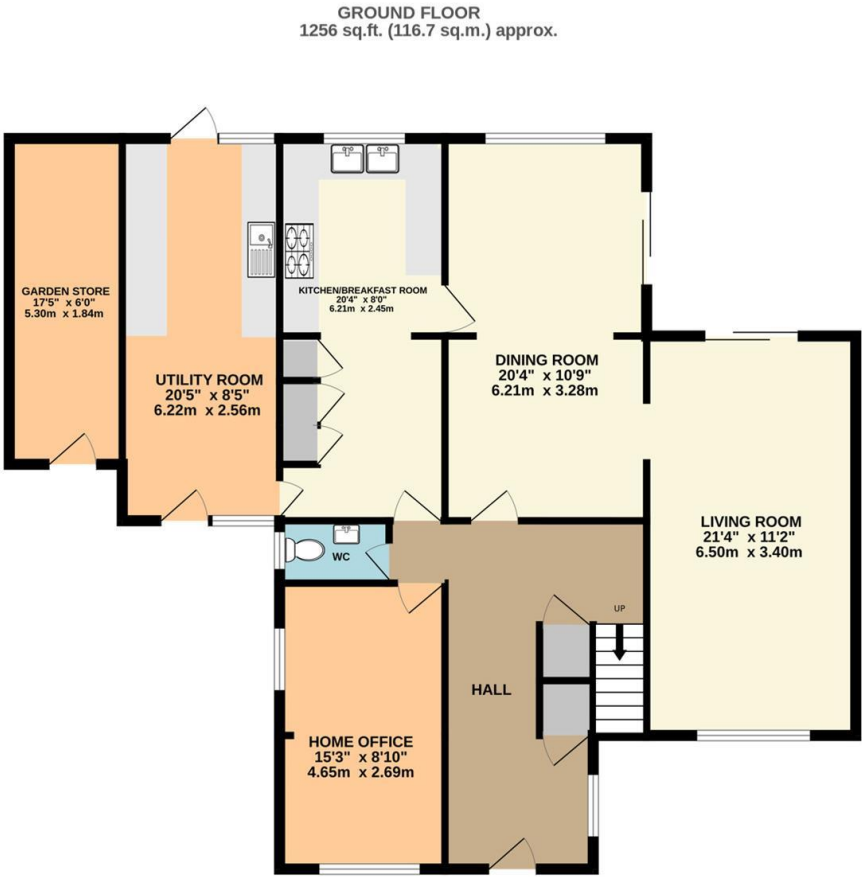
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,232.00)

EPC: C (73)





APPROX TOTAL AREA EXCLUDING GARDEN STORE 1806 SQ.FT / 167.75 SQ.M

TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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.



