

Longmead, Vauxhall Lane, Southborough, Tunbridge Wells





Longmead, Vauxhall Lane, Southborough, Tunbridge Wells TN4 0XD

Exceptional 5-bedroom new build contemporary house with double garage and parking

Accommodation Summary

- Semi-detached house
- 5 double bedrooms, 2 en-suite, 1 with dressing room
 - Living room
- Open plan kitchen/breakfast/family room
 - Dining room
- Separate utility room
- Family bathroom, principal en-suite bathroom, guest room en-suite shower room
- South facing garden, integrated double garage and parking
 - New Build Guarantee
 - Chain free



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Longmead sits proudly within the exclusive Moatenden development that occupies an idyllic semi-rural position surrounded by rolling Kent countryside. However, it enjoys 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.

Its award-winning developer Wedgewood Homes is renowned for the superior quality and design of its builds that deliver a luxurious lifestyle, complimented by an excellent after sale client relationship.

The unique development sits quietly in its leafy surroundings, surrounded by a canopy of trees, and approached via a private driveway past a picturesque pond.

The exclusivity that its location delivers on is mirrored in the quality of the build and design that further compliments its setting.

A smart block brick driveway sweeps up to the front of the house, its double garage sat neatly to the side.

Stepping inside, the light and spacious reception hallway showcases the home's elegant neutral palette, and benefits from a deep walk in cupboard, a useful guest cloak room and access into the integrated garage.

On the left is the elegant living room, which is flooded with dual aspect light, its rear bi fold doors opening into the garden. Warm engineered oak wooden flooring and an exposed brick fireplace adds character and there is plenty of room for family sofas.

Along the hallway is the dining room, conveniently placed next to the kitchen with double doors connecting them that can lie open or closed for more intimate dining experiences. It is a versatile space and could instead be used as a home office or playroom for young children, given its proximity to the kitchen for you to keep a watchful eye as you cook.

Next door the spectacular open plan kitchen, breakfast, family room is a generous space, perfect for entertaining and equally a lovely space for everyday family living. It is wonderfully bright with double aspect light and bi fold doors to the side that you can open to extend your living space into the garden in the summer months.

The open plan kitchen space is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming Silestone countertops which contrast beautifully with the two-tone painted Shaker style cabinetry that houses the integrated AEG appliances. The island has a breakfast bar for your morning coffee and informal dining area for the children, further bespoke cabinetry, and housing for the AEG halogen hob with extractor above. To the right of the kitchen there is plenty of space for furniture offering a relaxed family space.

Returning to the hallway is a separate spacious utility room, with additional storage and another sink, perfect for muddy paws and boots.

A turning staircase with oak handrails draws you up to the wide first floor landing, brightened with a front aspect window, with rooms running off it on all sides.

The sumptuous principal bedroom suite is flooded with light from its front and side aspect windows. A contemporary, modern en-suite bathroom with separate shower and bespoke dressing room, both add to the feeling of luxury that the room certainly delivers on.

A second bedroom with its own beautifully finished en-suite and wall of fitted wardrobes and three further generously sized bedrooms offer superb family accommodation. The immaculate family bathroom with separate shower cubicle completes the first floor.

The landscaped garden has an expanse of lawn plenty big enough for a large trampoline and space for children to play on. Wooden fencing edge the perimeters and a large sandstone paved terrace sits at the rear of the house, perfect for summer dining.

Longmead is a beautifully proportioned family home that has been flawlessly finished by the developer whose attention to detail has ensured stunning décor and fittings of the highest quality throughout. It really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!





Living Room: front aspect double glazed window, rear aspect bi fold doors, exposed brick fireplace with oak beam over and granite hearth, engineered oak wooden flooring with underfloor heating.

Dining Room: rear aspect bi fold doors, engineered oak wooden flooring with underfloor heating.

Kitchen/Breakfast/Family Room: rear aspect double glazed window, side aspect bi-fold doors, Porcelain tiled flooring with underfloor heating, space for fridge/freezer, integrated AEG oven, integrated AEG combination microwave oven, integrated AEG dishwasher, 1 ½ stainless steel under mounted sink with mixer tap in nickel finish, Silestone countertops, Shaker style eye and base level cupboards, larder cupboards, island with breakfast bar overhang for up to 4 bar stools, AEG halogen hob, overhead extractor, pan drawers, cupboards.

Utility Room: Porcelain tiled flooring with underfloor heating, space and plumbing for appliances, eye and base level cupboards, stainless steel sink with mixer tap and drainer, Silestone countertop.

Cloakroom: concealed cistern WC, vanity shelf, vanity unit with wash hand basin with mixer tap over and drawer under, part tiled walls, Porcelain tiled flooring with underfloor heating.

Principal Bedroom: front and side aspect double glazed windows, radiators.

En-suite: shower cubicle with thermostatic shower control, rainwater shower head and hand held shower attachment, panel enclosed bath with hand held shower attachment, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and drawers under, vanity shelf, heated towel rail, tiled walls, Porcelain tiled flooring.

Dressing Room: side aspect double glazed window, fitted shelves, hanging rails, drawers, radiator.



Family Bathroom: vanity unit with wash hand basin and mixer tap over and drawers under, panel enclosed bath with hand held shower attachment, shower cubicle with thermostatic shower control, rainwater shower head and hand held shower attachment, concealed cistern WC, vanity shelf, heated towel rail, tiled walls, Porcelain tiled flooring.

Bedroom 2: rear and side aspect double glazed windows, fitted wardrobes with hanging rails, shelves, drawers, radiators.

En-suite: shower cubicle with thermostatic shower control, rainwater shower head and hand held shower attachment, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and drawers under, vanity shelf, heated towel rail, tiled walls, Porcelain tiled flooring.

Bedroom 3: rear aspect double glazed window, radiator.

Bedroom 4: front aspect double glazed window, radiator.

Bedroom 5: rear aspect double glazed window, radiator.

Double Garage: side aspect electric up and over door, EV charger, internal pedestrian door, lighting, electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,775.15) / EPC: B (84)

EV Charger / Air Source Heat Pump generated heating/hot water

Underfloor heating to ground floor

Smart heating connectivity

Wired for Sky+ HD

Cat 5 network cabling to all media points

Upgraded Ultrafast Fibre Optic connection for Telephone and Internet

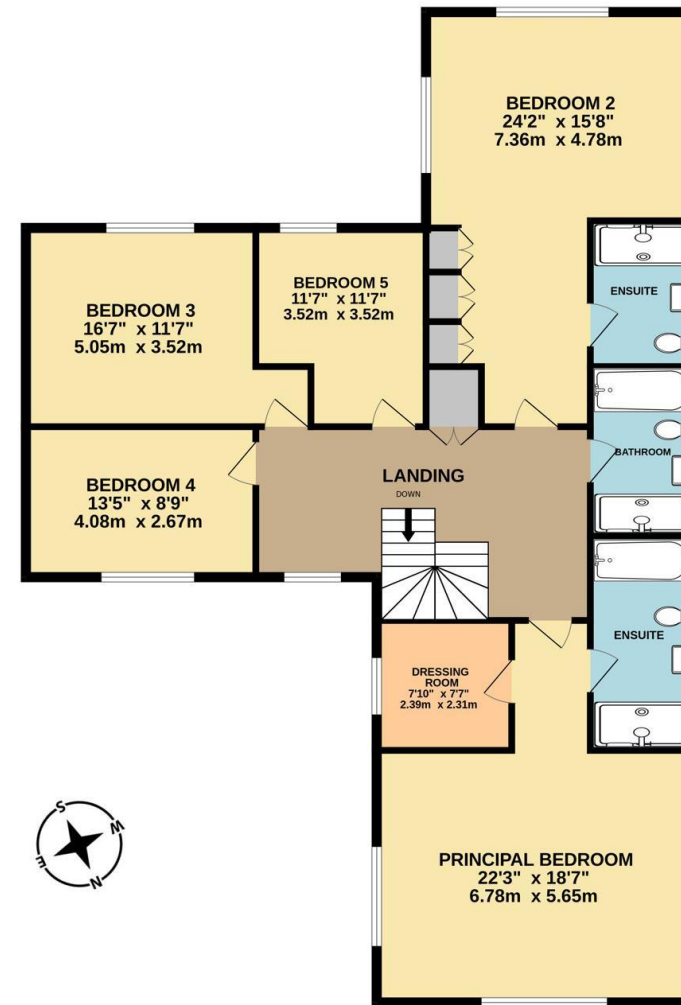
LED Lighting throughout



GROUND FLOOR
1448 sq.ft. (134.5 sq.m.) approx.



1ST FLOOR
1448 sq.ft. (134.5 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 2,565 SQ.FT / 239 SQ.M

TOTAL FLOOR AREA : 2895 sq.ft. (269.0 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	84	88
(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/Bidborough border, Tunbridge Wells, Kent

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. It sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated near to the property, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you are a runner or casual walker, the woodland area of the Southborough Common, which is near the property, is a very beautiful space. It is nestled behind St. Peters Church, and it is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Birch Wood, is in the valley between Southborough and Bidborough. With its lovely lake, duck house, and array of pathways and bridges meandering through 17 acres, this wood is a haven for wildlife and a perfect place for local residents to enjoy the countryside. Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The area benefits from open countryside and sprawling woodland on its doorstep, but it is also popular with commuters being only 2.4 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, which drops and collects a short walk from the property, 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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded Bidborough, and Southborough primary schools and the sought-after girls' and boys' secondary grammar schools are also nearby. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. 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. 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 more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



