

42 Great Bounds Drive, Southborough, Tunbridge Wells





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Spacious bright 4-bedroom family home with development potential

Accommodation Summary

- Detached house (1950s) with development potential
 - 4 bedrooms, 1 en-suite
- Kitchen with separate breakfast area/utility room
 - Large living room
 - Dining room
 - Sun room
 - Study
- Double garage and off-street parking
 - Large garden
 - No onward chain



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Set in a quiet and friendly cul-de-sac, this home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

Screened from the road by high hedging a hard surface driveway leads a path to the covered wooden entrance door that welcomes you into this wonderful detached family home.

The home's substantial and spacious layout is ideal for family life and with three reception rooms and a separate study there is plenty of entertaining space too.

The entrance hall with its useful guest cloakroom and deep under stairs storage cupboard has doors opening off it at every angle, the double aspect dining room being first on the right.

Across the hallway, the spacious living room is flooded with light from its large window, framing the leafy garden view. The study behind, whether you work from home, have a hobby or need an area for life admin, is the perfect space.

The sun room is wonderfully bright due to its expanse of windows, letting you sit in the sun and relax whilst keeping an eye on the children playing in the garden, accessed through the French doors to the side. The paved terrace area directly outside makes it perfect for evening entertainment.

The fitted kitchen delivers wonderful cooking facilities with a range of eye and base level cupboards, an integrated oven and dishwasher and space for a fridge/freezer.

A separate utility room with fitted cupboard units and a sink provides housing for extra appliances, leads out into the rear garden and also has plenty of room for a breakfast table and chairs.

The first floor boasts four great bedrooms which lead off the light and spacious landing. The master bedroom has two fitted wardrobes and bedroom two has its own en-suite shower room. A shower room with double walk in shower completes the first floor.

Outside the large sunny garden has been cleverly designed to offer a high level of privacy with a paved terrace perfect for alfresco dining and a large lawned area for the kids to play happily on. The lawn is bordered on all sides by mature hedging, shrubs, trees, flowers and some close boarded fencing. A further area of lawn to the rear of the kitchen is the perfect space for a vegetable patch. There is access to the detached double garage to the front.

This bright welcoming home is nicely decorated and immaculately presented enabling you to move in straight away. It is also, however, a dream project to create your own vision and add value in the future.

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!





Storm Porch with side aspect double glazed window, tiled flooring and wooden entrance door, which opens to:

Entrance Hall with front aspect opaque windows, under stairs storage cupboard housing the fuse box, radiator and doors to:

Cloakroom: rear aspect opaque window, low level WC and wall hung hand wash basin.

Dining Room: 18 x 18'3 front and side aspect double glazed windows with bars and radiator.

Kitchen: 10'9 x 9 rear aspect double glazed window with bars, 1 ½ bowl stainless steel sink with mixer tap over and drainer, integrated eye level double electric oven in tall housing unit, space for fridge/freezer, electric hob with stainless steel extractor, integrated dishwasher, serving hatch and tile effect laminate flooring. The kitchen has plenty of worktop space with a good selection of white eye and base level units.

Breakfast Area/Utility Room: rear and side aspect double glazed windows with bars, rear aspect part glazed door giving access to the garden, corner fitted cupboard, stainless steel sink with mixer tap, space and plumbing for appliances, base cupboards with work top space, wall hung Worcester combination boiler and radiator.

Living Room: 18'8 x 15'11 front aspect double glazed windows with bars, fireplace with marble hearth, painted wooden mantle and electric fire insert, radiators and glazed door into:

Sun Room: 19'1 x 10'6 front and side aspect double glazed windows with side aspect French doors onto paved terrace and garden beyond, linoleum flooring, side aspect wall opaque glazed blocks and radiator.



Study: 12'5 x 9 rear aspect double glazed window with bars, side aspect wall opaque glazed blocks, serving hatch and radiator.

Stairs up to first floor landing with mid landing front aspect double glazed window with bars, ceiling loft access hatch, walk in airing cupboard housing water cylinder with shelving and doors to:

Bedroom 1: 16'11 x 12'3 front aspect double glazed window with bars, two eaves cupboards with hanging rails and shelving and radiator.

Bedroom 2: 15'9 x 11'5 front aspect double glazed window with bars, fitted wardrobe with hanging rail, shelving and cupboard over, low fitted cabinet with drawers and radiator.

En suite: side aspect double glazed window with bars, inset vanity unit with wash hand basin over and wall cupboard over, shower cubicle with Mira wall mounted shower, low level WC, fitted wardrobe with cupboard over and linoleum flooring.

Bedroom 3: 9'10 x 8'9 rear aspect double glazed window with bars, fitted wardrobe with hanging rail, shelving and cupboard over and radiator.

Bedroom 4: 9' x 8'9 rear aspect double glazed window with bars, fitted wardrobe with hanging rail, shelving and cupboard over and radiator.

Shower Room: rear aspect double glazed opaque window, walk in double shower cubicle with electric wall mounted shower, pedestal wash basin with mixer tap over, low level WC, radiator and part tiled walls.

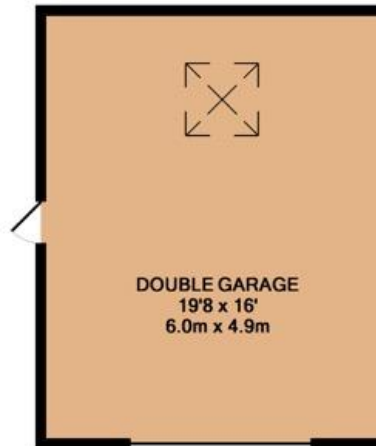
Outside: The property benefits from high mature hedging to the front, left side and rear perimeters of the property with open access to a hard surface driveway giving access to a pathway leading to the front door. To the right is a hard surface off street parking area in front of the detached double garage which has a paved





GROUND FLOOR
APPROX. FLOOR
AREA 1107 SQ.FT.
(102.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2166 SQ.FT. (201.3 SQ.M.)

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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	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



parking area for several cars in front, an up and over door, lighting, electricity and an examination pit. Behind the garage is an area of lawn with perimeter wooden fencing, mature shrub and trees, and a paved pathway access to the utility room at the rear. In front of the house stretching to the left side is an expanse of lawn bordered with some flower beds, plants, shrubs and trees. Outside the sun room to the side is a paved terrace area enclosed by patterned concrete bricks.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,958.10) / EPC: D (64)

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 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.



