

4A Garlinge Road, Southborough, Tunbridge Wells





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Double fronted 4-bedroom house with garage in sought after location

Accommodation Summary

- Detached house (Built 1970/71)
 - 4 bedrooms
 - Living/dining room
- Kitchen and separate store room
 - Home office
- Bathroom and ground floor cloakroom
 - South east facing garden
 - Detached garage
- Sought after village location
- Close to popular schools and transport links



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This fantastic family home is fronted by a lawned garden, with a detached garage set back to the side, offering pedestrian access into the garden.

The covered entrance door opens into a bright entrance hallway, with a useful guest cloakroom and bespoke under stair storage cupboards.

First on the right is the home office which, whether you work from home, have a hobby or need an area for life admin, is the perfect space.

Opposite is the open plan living/dining room which is the heart of the home. The dimensions of the room cleverly define the areas offering great family living and entertaining space.

At the front, the spacious living room is flooded with light from its bay window overlooking the street. There is plenty of room for large sofas to curl up in front of the wood burning stove.

To the rear, the dining room, which is conveniently placed next to the kitchen, overlooks the garden and its French doors can lie open in the summer months extending the living space and enhancing dining experiences.

Next door, the kitchen delivers wonderful cooking facilities with wooden effect streamlined units on all walls housing the integrated appliances and providing plenty of storage. There are extending corner cupboards, pull out larder cupboards, a sink under the window and space and plumbing for additional appliances.

A separate storage room with space for storage and additional appliances opens into the front and rear gardens, making it perfect for muddy boots and paws.

Climbing the stairs to the first floor's bright landing there are four bedrooms, two of which are generous doubles, and three with fitted wardrobes.

The immaculate family bathroom with a shower over the bath and a large window bringing in natural light completes the first floor.

Outside, the south east facing rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with close boarded fencing at all perimeters. At the rear of the house is a paved terrace, perfect for summer dining and there is access into the garage too.

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/Dining Room: front aspect double glazed bay window, rear aspect double glazed window, rear aspect French doors, fireplace with stone mantelpiece, wood burning stove, Karndean wooden effect flooring, radiators.

Home Office: front aspect double glazed bay window, Karndean wooden effect flooring, radiator.

Kitchen: rear aspect double glazed window, side aspect part opaque glazed door, 4 ring Zanussi gas hob, extractor, integrated under counter fridge, integrated Zanussi oven, 1 ¼ sink with mixer tap, under counter space and plumbing for dishwasher and washing machine, tiled flooring, column radiator. The kitchen has plenty of wooden effect eye and base level units, part opaque glazed, with extending corner units, pull out larder shelf units, pan drawers and countertops.

Store Room: front aspect door, rear aspect opaque glazed door, rear aspect opaque double glazed window, tiled flooring, space for appliances and storage, lighting, electricity.

Bedroom 1: front aspect double glazed window, wall of fitted part mirrored sliding door wardrobes with drawer units, double hanging rails, hanging rail, shelves, fitted walk in wardrobe with drawer unit, hanging rails, shelves, fitted wardrobe with hanging rail, radiator.



Bedroom 2: front aspect double glazed window, fitted wardrobe with hanging rail, radiator.

Bathroom: rear aspect opaque double glazed window, tiled panel enclosed bath, glass shower screen, wall mounted control, wall mounted shower attachment, vanity unit with wash hand basin and mixer tap and cupboard and drawers under, low level WC, heated towel rail, part tiled walls, tiled flooring.

Bedroom 3: rear aspect double glazed window, radiator.

Bedroom 4: rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator.

Garage: front aspect up and over door, side aspect pedestrian door, side aspect window.

General:

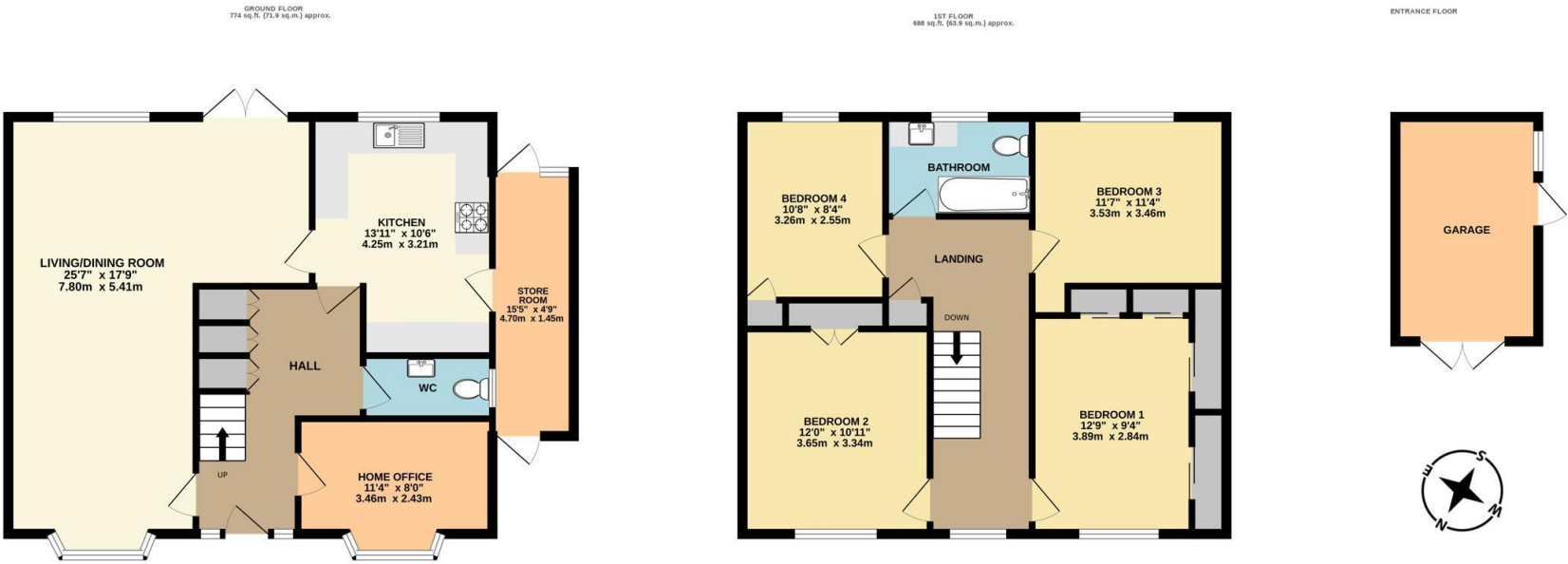
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,430.00)

EPC: C (77)



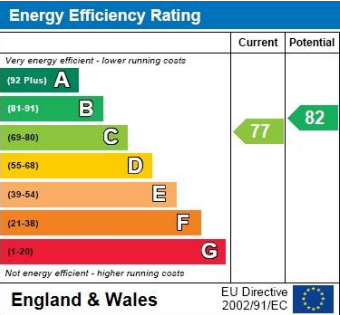


APPROX TOTAL AREA EXCLUDING GARAGE 136 SQ.M / 1,460 SQ.FT

TOTAL FLOOR AREA : 1572 sq.ft. (146.0 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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Area Information: Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough 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 towards the Tonbridge end of the town, 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 is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. 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 nearby, 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 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. Secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Garlinge Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 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 35 minute journeys. There is also a luxury coach service, which drops up 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



