

# 9 Dower House Crescent, Southborough, Tunbridge Wells





# 9 Dower House, Southborough, Tunbridge Wells TN4 0TT

*Pretty period 5-bedroom house with detached garage in sought after village location*

## **Accommodation Summary**

- Detached 1900s house (with later additions)
  - 5 double bedrooms, 1 en-suite
    - 3 reception rooms
  - Kitchen/breakfast room
    - Utility room
  - Orangery/dining room
- Bathroom, shower room, en-suite shower room, ground floor cloakroom
  - Detached garage
  - East facing garden
- Sought after village location



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This beautiful house is set back from its quiet residential road by rustic wooden fencing, a sweeping gravelled driveway and pretty planting. A detached garage sits neatly to the side and there is rear garden access at both sides of the house.

A part hung tile, red brick exterior with gables and decorative scallop detailing delivers plenty of kerb appeal. Adding to the house's charm, a pretty open timber porch leads you up to its part glazed door that welcomes you in.

Stepping inside, the wide reception hallway is brightened by a bay window at the side that has a window seat with storage beneath it. With a useful guest cloakroom to the front, rooms run off it at every angle to deliver family and entertaining space in equal measure.

First on the right is the elegant living room, its dual aspect windows flooding the space with light and glorious garden views. French doors at the rear open onto the garden terrace and the impressive fireplace with oak beam above and wood burning stove adds character and warmth to the room, which has ample space for large family sofas.

Next door the family room, currently used as a music room, is a versatile space and could easily double as a home office.

On the left is the snug. It is a perfect space for an informal tv room for teenagers or a playroom for younger children.

To the rear is the beautiful timber framed orangery with a vaulted beamed ceiling that is used by the family for formal dining. It is a wonderful space with wrap around windows that invite sunlight and seasons into the home, to enjoy all year round weather. Side aspect French doors can lie open to extend the living space into the garden in the warmer months, bringing the outside in.

At the front of the house, the kitchen/breakfast room is perfect for family living and informal dining. Bespoke kitchen cabinetry wraps round the back of the room with a roller shutter coffee unit, integrated appliances and access into the walk in larder. At the heart of the space is a large granite topped island with storage, space for a range oven and a breakfast bar overhang for up to six bar stools, perfect for your morning coffee or for the kids to do their homework while you prepare dinner. French doors to the side give easy access to the driveway and a front aspect window has views over the quiet street.

A separate utility room to the side has stacking space and plumbing for appliances, an additional sink for muddy boots and paws and a door for garden access.

Returning to the hallway and climbing the stairs to the first floor there are five double bedrooms, four with fitted storage and all with large windows.

The principal bedroom is a tranquil space with double aspect light, French doors that open onto a sit on balcony and a modern en-suite shower room.

A separate stylish shower room and family bathroom with a double ended freestanding bath complete the floor.

Outside to the rear is a lush green garden with a gravelled terrace beside the house, an expanse of lawn surrounded by an array of stocked flower beds, high hedging and trees. It is fully enclosed offering a safe sanctuary for children and pets.

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. It is also close to Birch Wood and within walking distance of Bidborough's highly regarded primary school, picturesque cricket green, recreation ground, petrol station, local shop, and popular gastro pub.

This fantastic home delivers space and light in abundance whilst offering a family friendly style of living. A must see!





**Living Room:** side aspect double glazed bay window, rear aspect double glazed windows, rear aspect French doors, wooden beamed ceiling, fireplace with stone hearth, oak beam, wood burning stove, engineered oak wooden flooring with underfloor heating.

**Family Room:** engineered oak wooden flooring, traditional radiator.

**Orangery/Dining Room:** timber framed, wooden beamed vaulted ceiling, side aspect Velux windows, side and rear aspect full height double glazed windows, side aspect French doors, limestone tiled flooring with underfloor heating.

**Snug:** rear aspect double glazed window, engineered oak wooden flooring, radiator.

**Kitchen/Breakfast Room:** front and side aspect double glazed windows, side aspect French doors, side aspect Velux window, integrated Bosch dishwasher, integrated AEG microwave, space for range oven, stainless steel extractor, space for fridge/freezer, David Haugh eye and base level cupboards, curved corner units, pan drawers, plate rack, wine rack, open shelves, roller shutter coffee cupboard, sink and mixer tap, granite counter tops, island with breakfast bar overhang for up to 6 bar stools, walk in larder with shelving, lighting and electricity, slate tiled flooring, traditional radiator.

**Utility Room:** front aspect double glazed window, side aspect door, Belfast sink, wooden countertop, stacking space and plumbing for appliances, wall hung Worcester boiler, slate tiled flooring, radiator.

**Principal Bedroom:** rear and side aspect double glazed windows, rear aspect French doors opening onto decked sit on balcony with wooden handrails, fitted cupboard with shelving, radiator.



**En-suite:** shower enclosure with rainwater shower head and handheld shower attachment, vanity shelf with wash hand basin and mixer tap, WC, heated towel rail, porcelain tiled flooring.

**Bedroom 2:** side aspect double glazed window, feature fireplace, fitted cupboard with shelving, radiator.

**Bedroom 3:** rear aspect double glazed window, ceiling loft access hatch, radiator.

**Bedroom 4:** front aspect double glazed window, fitted cupboard with hanging rail, radiator.

**Bedroom 5:** rear aspect double glazed window, fitted cupboard, fitted cupboard with hanging rails, radiator.

**Shower Room:** shower enclosure with rainwater shower head and handheld shower attachment, wall hung wash hand basin with mixer tap, concealed cistern WC, inset soft close door wall cupboard with electrical points, heated towel rail, limestone tiled flooring.

**Bathroom:** front aspect double glazed window, freestanding double ended bath with floor mounted mixer tap and handheld shower attachment, vanity shelf with wash hand basin and mixer tap, concealed cistern WC, inset soft close door wall cupboard with electrical points, heated towel rail, limestone tiled flooring, radiator.

**Detached Garage:** front aspect doors, front aspect window, side aspect pedestrian door, lighting, electricity.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band G (£3,958.10) / EPC: C (70)





APPROX TOTAL AREA EXCLUDING GARAGE 260 SQ.M / 2,790 SQ.FT

TOTAL FLOOR AREA : 3097 sq.ft. (287.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Area Information:** Southborough/Bidborough border, Tunbridge Wells, Kent  
 Birch Wood, within walking distance of the property, 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 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 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. High Brooms mainline station in Southborough is also about a mile away, with fast and frequent train services to London Charing Cross. Victoria station can be accessed from other stations on route. 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 spoiled 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. 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 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.

