24 Pennington Place, Southborough, Tunbridge Wells



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Spacious 4-bedroom house with driveway and tandem garage in peaceful cul-de-sac

Accommodation Summary

- Detached house (built 1982)
- 4 bedrooms
- Living room
- Dining room
- Kitchen
- Conservatory
- Bathroom and ground floor cloakroom
- Driveway and tandem garage with separate utility room
- Garden
- Chain free

Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





This fantastic home, loved by the same family since it was built in the 1980s, is on a quiet and friendly cul-de-sac in a sought-after area.

A neat lawn and driveway for up to three cars fronts this home`s smart brick exterior, with a detached tandem garage set neatly to the side.

The entrance door welcomes you in to a bright hallway, with a useful guest cloakroom.

At the front is the spacious living room flooded with light from its bay window. A focal fireplace adds character and there is plenty of space for large family sofas with an under stair cupboard to keep the space clutter free.

Opening to the rear is the dining room, conveniently placed next to the kitchen, with sliding glazed doors giving access into the large conservatory, it`s wrap around windows bringing in glorious garden views.

The kitchen to the side has plenty of Shaker style units topped with contrasting counter tops. There is an oven, dishwasher, under counter freezer and an integrated fridge/freezer. It is a bright space with a sink placed under its window.

Climbing the stairs to the first floor, there are four bright bedrooms, all with large windows and the bedrooms at the rear enjoying spectacular open countryside views.

A family bathroom with shower over the bath completes the floor.

The home`s garden with an expanse of lawn, has a greenhouse and a shed for storage beside the house. It is a pretty and well-tended garden with stocked flower beds, trees and perimeter shrubs and hedging.

The garage can be accessed via a pedestrian door to the side as well as the up and over door to the front and it opens into a useful utility room with cupboards top and bottom, an additional sink and space and plumbing for appliances.

This home`s location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop. It is the perfect home for a young family.

It is also a dream project to create your own vision and add value in the future. A must see!





Living Room: front aspect double glazed bay window, fireplace with wooden mantlepiece, marble surround and hearth, fitted under stair cupboard, radiator.

Dining Room: rear aspect internal glazed sliding doors, radiator in decorative cover.

Kitchen: side aspect double glazed window, Hotpoint oven, extractor hood, Bosch dishwasher, under counter freezer, integrated fridge/freezer, sink with mixer tap and drainer, eye and base level units, countertops, tiled splashback, tile effect flooring.

Conservatory: rear and side aspect double glazed windows, side aspect glazed door, radiator in decorative cover, wooden effect flooring.

Bedroom 1: front aspect double glazed window, wall of fitted part mirrored fitted wardrobes with double hanging rails, hanging rails, shelves, radiator.

Bedroom 2: rear aspect double glazed window, fitted over bed cupboards, side fitted wardrobes with hanging rails and shelves, radiator.

Bedroom 3: rear aspect double glazed window, radiator.

Bedroom 4: front aspect double glazed window, fitted cupboard, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with glass shower screen, wall mounted shower attachment, fitted cupboards, open and closed, concealed cistern WC, vanity shelf, wash hand basin with mixer tap, cupboards under, tiled effect flooring.

Garage: front aspect up and over door, side aspect part glazed pedestrian door, storage heater, lighting, electricity.

Utility Room: side aspect double glazed window, eye and base level units, space and plumbing for appliances, stainless steel sink, drainer, mixer tap,, electric heater.

General:

Tenure: Freehold

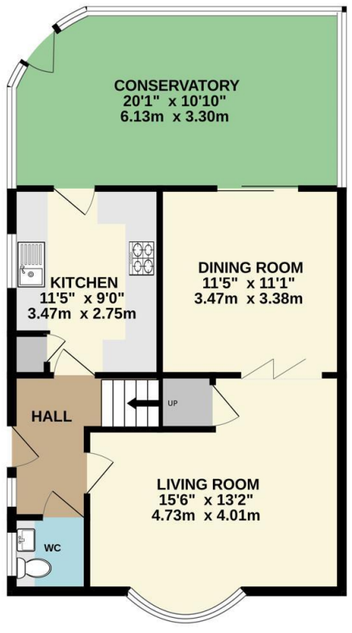
Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,390.00)

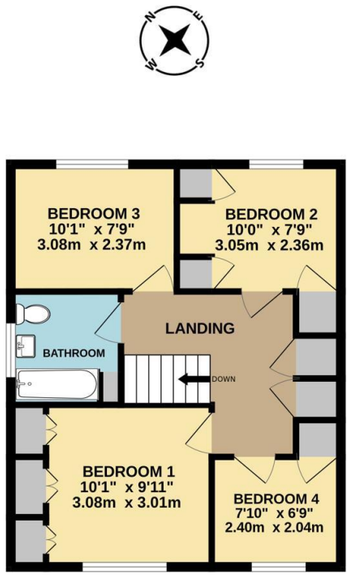
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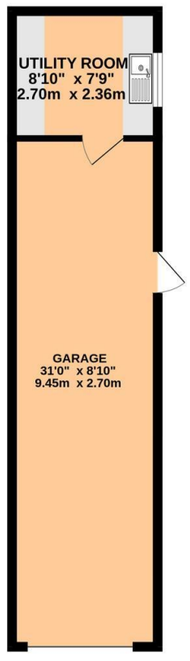
GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



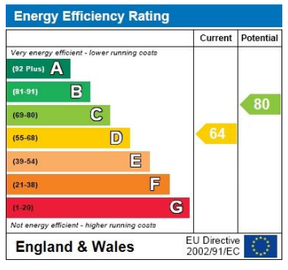
ENTRANCE FLOOR
344 sq.ft. (31.9 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE & UTILITY ROOM 112.1 SQ.M / 1,206 SQ.FT

TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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, 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 Ridgewaye 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 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.


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