

21 Pinewood Gardens, Southborough





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Spacious Bright 5-Bedroom Family Home

Accommodation Summary

- Detached house
- 5 bedrooms, 1 en-suite
 - 2 reception rooms
 - Large conservatory
- Modern kitchen/dining room
 - Separate utility room
- Garden with summer house
 - Off street parking



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Tucked away in a leafy corner of its quiet residential cul-de-sac, this fantastic family home's curved brick wall and wooden gates set it back from the street, providing off street parking for two cars.

It has a smart red brick and part hung tile exterior with wide original leaded bay windows.

A part stained glass door opens into a wide entrance hallway. An under stairs open storage space has plenty of space for coats and shoes to keep the hallway clutter free.

To the right, this spacious living room's large bay window which overlooks the street, draws light into the room. It is a welcoming space with wooden flooring and a stone surround fireplace enclosing a gas fire which adds warmth.

Across the hallway bi-folding wooden doors open to a second reception room currently used as a music room but which would also make a perfect play room or home office.

The kitchen, at the rear of the hall is light and spacious with plenty of cupboards and worktop space and an integrated range oven and 8 ring gas hob set into its island. There is ample room for additional appliances whilst the dimensions of the room cleverly define a dining area with ample space for a table and chairs, a focal fireplace and alcove shelving to the side.

Off the kitchen is a separate spacious utility area with a useful guest cloakroom and access into the spacious conservatory at the rear.

The fabulous glazed conservatory is a real show stopper both in terms of its impressive size and creative design. Accessed directly off the kitchen/dining room and overlooking the garden it brings the outside in offering comfort and play in equal measure as you are warmed by the sun.

Returning to the hallway, the carpeted stairs take you up to a wide landing with rooms running off it on both sides.

The master bedroom, set to the front of the house, has a wall of fitted wardrobes, a generous bay window and a spacious en-suite which add to the feeling of luxury that the room certainly delivers on.

There are three further bedrooms on this floor, all beautifully presented, spacious and light. The family bathroom is fresh and modern with a bath with shower above, heated towel rail and a Velux ceiling window bringing in lots of natural light.

A further flight of stairs take you up to the fifth bedroom whose honey coloured wooden floor is dappled with light from its dual aspect Velux ceiling windows. It is a generous sized room with plenty of eaves storage, even on its landing.

At the rear of the garden, a stone terrace, perfect for alfresco dining, sits beside a wooden summer house providing respite from the midday sun or a playhouse for the kids. A paved curved pathway meanders down the side of the lawn edging pretty flower beds stocked with mature plants, trees and flowers. It carries on up the side of the house giving easy access to the front garden and street beyond.

This substantial family home, set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links, is ideal for a growing family. A must see!





Brick arched storm porch with tiled step, part leaded opaque glazed entrance door and leaded opaque top light panels above, which opens to:

Entrance hall which has a wooden floor, leaded opaque glazed front aspect windows, fitted waist high cupboard housing electricity meter and fuse box, open recess under stairs storage, radiator and doors into:

Sitting room: 18'8 x 12'6` part leaded front aspect double glazed bay window with views of the street beyond, fireplace with cast iron insert gas effect fire with caved stone mantle, surround and hearth, wooden flooring and radiators.

Family room: 17'9 x 7'10` part leaded front aspect double glazed window, wooden bi-fold doors into hallway and wall mounted thermostat for underfloor heating.

Kitchen/dining room: 18'8 x 15'5` rear aspect double glazed window with square leaded light windows above overlooking the conservatory with integrated Flavel range oven, 8 ring gas hob, stainless steel extractor fan, under counter space for dishwasher, space for fridge/freezer, stainless steel 1 ¼ stainless steel sink bowl with drainer and mixer tap over, tiled flooring, part tiled walls and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units, some glazed. The dining area has wooden flooring, a focal open fireplace with a tiled hearth and wooden mantle, alcove shelving, a breakfast bar with central cupboard under, radiators and a part opaque bi-fold door with side windows and leaded light fan windows above which leads into:

Conservatory: 26'3 x 10'6` double aspect rear and feature side double glazed windows overlooking the garden with fully glazed French doors opening onto the garden, glazed roof and tiled flooring with electric underfloor heating.

Utility: part glazed bi-fold door into conservatory with side window, doors into kitchen and cloakroom, tiled floor with electric underfloor heating, stainless steel

sink with mixer tap over, selection of wall, base and larder pull out units, worktop space, space and plumbing for washing machine and tumble drier, wall mounted Potterton Performa system gas boiler and built in cupboard housing Heatrae Sadia megaflo water cylinder with controls.

Cloakroom: low level WC with wall mounted cupboard above, pedestal wash hand basin, tiled floor with electric underfloor heating and extractor fan.

Stairs up to first floor landing with radiator, obscure briquette fan light to bathroom and doors to:

Bedroom 1/Master Bedroom: 18'8 x 11'2` part leaded front aspect double glazed bay window with views of the street, fitted wall width of wardrobes with internal shelving, hanging rails and cupboards, radiator, wooden flooring and door to:

En-suite: front aspect part opaque stained glass window, tiled shower cubicle with wall mounted shower unit, low level WC, vanity unit with wash hand basin above and cupboards under, tiled walls and flooring, heated towel rail and radiator.

Bedroom 2: 15'1 x 11'2` rear aspect part leaded double glazed windows with views of the rear garden, fitted cupboard with internal hanging rail and shelving, alcove shelving and radiator.

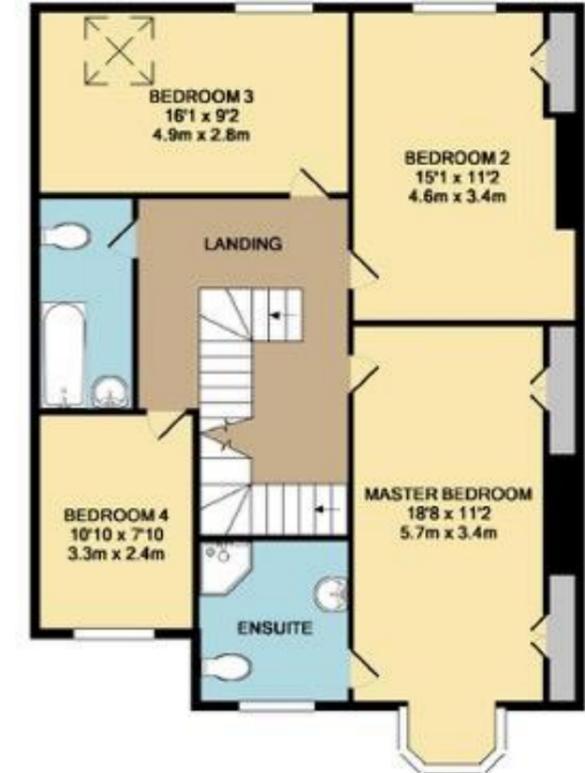
Bedroom 3: 16'1 x 9'2` rear aspect part leaded double glazed window overlooking the rear garden, double glazed Velux window to rear in sloping ceiling and radiator.

Bathroom: side aspect double glazed Velux window in sloping ceiling, panel enclosed bath with mixer tap, wall mounted shower unit and folding glass bath shower screen, pedestal wash hand basin, low level WC, radiator with heated towel rail, wall inset storage unit with obscure glazed door and internal shelving, tiled walls and flooring.





GROUND FLOOR
APPROX. FLOOR
AREA 1158 SQ. FT.
(107.6 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 877 SQ. FT.
(81.4 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 306 SQ. FT.
(28.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 2341 SQ. FT. (217.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		37	64
England & Wales		EU Directive 2002/91/EC	



Bedroom 4: 10`10 x 7`10` part leaded font aspect double glazed window overlooking the street and radiator.

Stairs up to second floor with mid landing area with two double glazed side aspect Velux windows, eaves storage space and stairs up to:

Bedroom 5: 21` x 14`5` dual front and rear aspect double glazed Velux windows in sloping ceiling, wooden floor, open recess with fitted shelf, eaves storage areas and radiators.

Outside: to the front of the property is a paved off road parking space for two cars with perimeter wooden gates and a mid-height curved brick wall to the front, a flower bed behind. To the rear is a garden laid mainly to lawn with a paved terrace area and a part glazed summer house with light and electricity and a veranda at the rear. A perimeter brick wall and perimeter fencing on both sides enclose the garden and a curved pathway edging flower beds with mature trees, plants and flowers winds down the side of the house giving access to the front of the property.

General:

Tenure: Freehold **Local authority:** TWBC **Council tax:** Band E (£1,992) **EPC:** E (47)

Area Information: 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 Common, situated towards Pinewood Gardens` 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. Even closer to Pinewood Gardens, is the open green space of the Ridgeway Playing Fields, which provide lots of room for kids to play, games of football and dog walking. 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. Pinewood Gardens is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. 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 just over 2 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.





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