

6 Pinewood Gardens, Southborough





6 Pinewood Gardens, Southborough TN4 0NN

Pretty Bay Fronted Semi-Detached 4-Bedroom Family Home

Accommodation Summary

- 1930s semi-detached home
 - 4 bedrooms
- Open plan living/dining room
 - Kitchen/breakfast room
 - Conservatory
 - Garden
- Large multipurpose garden studio
 - Off road parking
 - Garage
- Development potential



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This bright and spacious home has been cleverly redesigned, extended and remodelled to give a family everything they could possibly desire.

Its contemporary interior offers an abundance of living space arranged over two floors with the added potential of being able to extend further to the side or up into the loft.

A block paved driveway with off street parking for several cars leads you up to the house, its smart red brick exterior and bay fronted windows enticing you in.

The useful covered storm porch with plenty of storage for coats and muddy boots draws you into an immaculate hallway, its neutral and fresh décor contrasting with the warm tones of the wooden effect flooring.

To your right a stylish part glazed door teases you with glimpses of the delights of the living room which certainly does not disappoint. It is a spacious room with its beautiful bay window flooding the room with light and a gas effect fire set within a smart granite surround with modern wooden mantle offering welcoming warmth in the colder months.

The owners have opened up the living room into the dining room making the space flow seamlessly with a continuation of its immaculate wooden effect flooring and another similarly styled gas fire for romance and charm as you dine.

The fabulous glazed conservatory at the rear brings the outside in offering comfort and play in equal measure as you are warmed by the sun.



The modern kitchen's expanse of light oak wooden effect cabinetry, integrated Neff appliances and generous worktops create a sophisticated culinary space. For family and entertaining, there is plenty of space for a table and chairs and a useful cloakroom sits just beyond. The large window above the sink brings views of the garden in enabling you to watch the kids play as you wash up.

Climbing the stairs to the first floor there are four generously sized bedrooms all flooded with light from their pretty windows while the master bedroom enjoys a whole wall width of fitted cabinetry.

A large stylish and contemporary family bathroom completes the first floor.

This exceptional family home has the advantage of a lovely low maintenance garden that is accessed directly off the kitchen and the conservatory. It is fully enclosed with a playful lawned area and a block brick terrace perfect for alfresco dining or evening entertainment, but that is not all. An absolute gem is the double wooden garden cabin that stretches towards the rear of the garden. Whether you need a home studio for your creativity, an office to escape the commute, a den for teenage children or a playroom for younger ones this space is ideal.

Set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links this immaculately presented home has been well thought out and sensitively planned for modern family life. A must see!



Brick arched porch with part glazed entrance door and glazed top light panels above and at the sides, which opens to:

Storm Porch: with tiled floor, space for coats and shoes with part stained glass opaque entrance door opening into:

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

Living Room: 14'7 x 12'8" part leaded front aspect double glazed bay window with views of the street beyond, fireplace with cast iron insert gas effect fire with wooden mantle and black granite surround and hearth, wooden effect laminate flooring and radiator.

Dining Room: 13'3 x 10'8" rear aspect fully glazed French doors into conservatory, fireplace with cast iron insert gas effect fire with wooden mantle and black granite surround and hearth, wooden effect laminate flooring and radiator.

Conservatory: 12'8 x 10'8" double aspect rear and side double glazed windows overlooking the garden with fully glazed French doors opening onto the terrace and wooden effect laminate flooring with electric underfloor heating.

Kitchen/Breakfast Room: 16'3 x 8'8" rear aspect double glazed windows overlooking the garden with double glazed door giving access out into the garden, integrated Neff electric double oven, grill and microwave, Neff 5 ring gas hob, stainless steel extractor fan, under counter space for dishwasher and fridge, stainless steel 1 1/2 sink bowl with drainer and mixer tap over, laminate flooring, part tiled walls and radiator. The kitchen has plenty of worktop space and a good

selection of eye and base level units, one housing the boiler, with inbuilt feature drawers and wine rack space. A part opaque glazed door leads into:

Cloakroom: with rear aspect opaque window, low level WC, wall mounted slimline hand wash basin with mixer tap over and part tiled splashback, radiator concealed in decorative wooden cabinet and tiled floor.

Integral Garage: 14'6 x 8'10" with side aspect window, electricity, lighting and an up and over metal door.

Stairs up to first floor landing with loft access and doors to:

Bedroom 1/Master Bedroom: 14'8 x 9'1" 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 above and radiator.

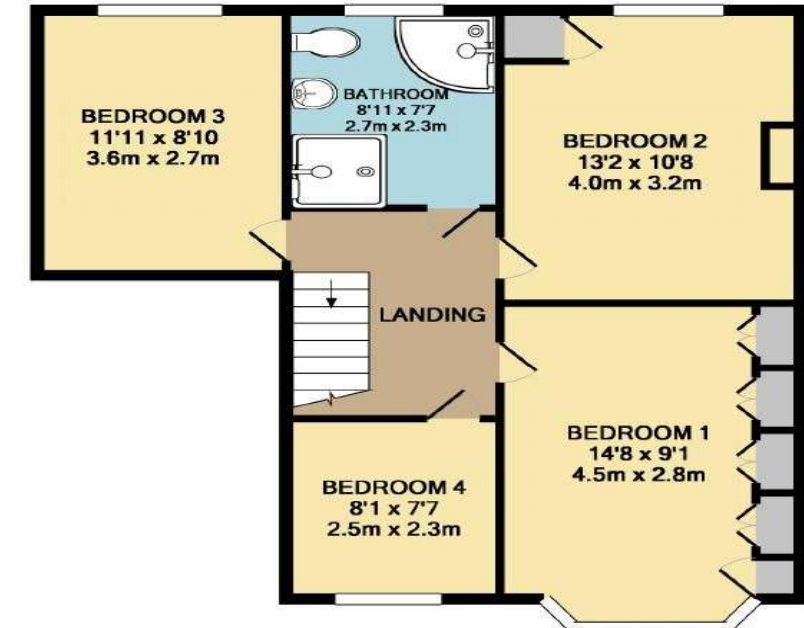
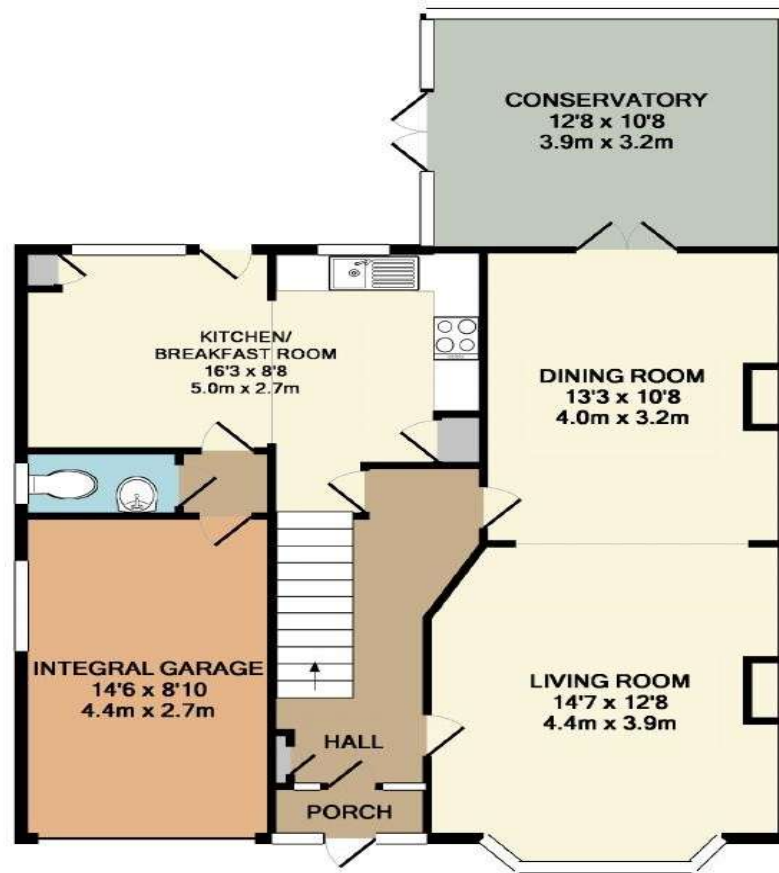
Bedroom 2: 13'2 x 10'8" rear aspect double glazed triple windows with views of the rear garden, fitted cupboard housing the water cylinder with internal shelving for linen and radiator.

Bedroom 3: 11'11 x 8'10" rear aspect double glazed triple windows overlooking the rear garden and radiator.

Bedroom 4: 8'1 x 7'7" part leaded front aspect double glazed triple windows overlooking the street and radiator.

Bathroom: 8'11 x 7'7" rear aspect opaque window, panel enclosed corner bath with mixer tap, walk in tiled shower cubicle with wall mounted shower attachment, pedestal wash basin with mixer tap over, low level WC, heated towel rail and tile effect linoleum flooring.





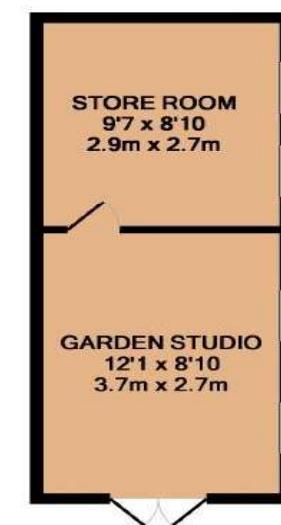
GROUND FLOOR
APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 596 SQ.FT. (55.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1646 SQ.FT. (153.0 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.
Made with Metropix ©2017



ENTRANCE FLOOR
APPROX. FLOOR AREA 191 SQ.FT. (17.8 SQ.M.)

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		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Outside: To the front of the property is a block paved off road parking space for several cars with direct access to the integrated garage and perimeter wooden fences at both sides and a short mid-height brick wall to the front on the right. To the rear is a garden laid mainly to lawn with a block paved terrace area, access to two wooden sheds, perimeter fencing and raised brick enclosed flower beds with some plants and shrubs. There is access to the front of the property and to:

Garden Studio and store room: 21'8" x 8'10" a large light and spacious double skin wooden cabin offering a very versatile office/living space. It has electricity and lighting and a separated storage area at the rear.

General:

Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band E (£1,939.88)
 EPC: E (53)

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. 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 35 minute journeys.



www.flyingfishproperties.co.uk

