

26 Pennington Place, Southborough, Tunbridge Wells





26 Pennington Place, Southborough, Tunbridge Wells TN4 0AQ

Stylish spacious 4-bedroom house with garage in sought after cul-de-sac

Accommodation Summary

- Detached house (built 1982)
 - 4 bedrooms, 2 en-suite
 - Family room/home office
 - Living room and dining room
- Bathroom, en suite and ground floor cloakroom
 - Kitchen/breakfast room
 - Utility room
 - Home office
- Driveway with EV charging point and integral garage
 - Pretty garden with woodland access



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic house, surrounded by leafy woodland and open countryside, is on a quiet cul de sac, in an idyllic semi-rural setting.

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.

The house itself offers contemporary living with a layout and flow that are ideal for family life.

A block brick driveway with parking for several cars leads you up to the house, with an integrated garage sat neatly to the side.

The entrance door opens into a light and spacious hallway, with a useful guest cloakroom and fitted cupboards to keep the space clutter free.

First on the left is the family room with its unique triple height windows flooding the space with light. It is a very versatile room, and it could easily double as a home office, a playroom, or an informal TV room for older children.

Across the hallway is the spacious living room. It is a welcoming space with double aspect light and has plenty of space for furniture, for family living and entertaining.

Opening to the rear is the dining room with a wall of bi fold doors offering green garden views as you dine and access onto the decked sun terrace.

Conveniently placed next door, also accessed from the hallway, is the fabulous kitchen/breakfast room. A mix of wooden and cream Shaker style cabinetry is topped with gleaming black granite and wooden work tops and houses integrated appliances, including Neff double ovens, 4 ring induction hob, Bosch dishwasher and a fridge. A breakfast bar with space for three bar stools lets friends and family sit and chat to you as you cook.

There is a home office to the rear with French doors that open into the garden and a separate utility room behind, with space and plumbing for appliances, an additional sink, and a door to the side garden for muddy boot and paws. It also gives access into the integral garage.

Climbing the stairs to the first floor, its landing flooded with light from its front window, there are four bedrooms, all beautifully presented, spacious and bright.

The principal bedroom with a modern en-suite and double wardrobes delivers spectacular countryside views.

The fourth bedroom also benefits from access to the en-suite shower room.

The immaculate family bathroom with a P shaped shower bath completes the first floor.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with close boarded fencing and mature planting at all perimeters, with gated woodland access. Areas of paved terraces at the rear and side are perfect for summer dining and entertaining and there is plenty of room for children to play on. Mature stocked flower beds, vegetable beds and a greenhouse make it a gardener's dream and its woodland backdrop affords great privacy, enabling you to enjoy the pleasures of the countryside tranquillity the home enjoys.

This home really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!



Covered entrance door which opens into:

Entrance Hallway: front aspect opaque double glazed window, side aspect double glazed window, fitted double cupboard with hanging rail and shelf, under stair storage cupboard, radiator in decorative cover, mix of tiled and wooden flooring, and doors opening into:

Cloakroom: low level WC, wall hung wash hand basin with mixer tap over, wooden flooring and radiator.

Family Room/Home Office: 15'5 x 8 front aspect triple height angled double glazed windows, wooden flooring and column radiator.

Living Room: 14'5 x 13'5 front aspect double glazed window, column radiator and opening into:

Dining Room: 14'5 x 11'10 rear aspect bi-fold doors opening onto the sun deck, radiator in decorative cover, wooden flooring and door opening into:

Kitchen/Breakfast Room: 18'2 x 14'6 rear aspect double glazed windows, Burnhill, part glazed, eye and base level Shaker style cupboards, granite counter tops, integrated double Neff ovens, stainless steel and glass extractor, Neff induction 4 ring hob, stainless steel sink with mixer tap and drainer, integrated fridge, integrated Bosch dishwasher, space for wine fridge, breakfast bar with base level cupboards, wooden countertop, and seating for 3 bar stools, tiled flooring, column radiator and doors opening into:

Home Office: 8'10 x 7'11 rear aspect French doors opening into the garden, column radiator and tiled flooring.

Utility Room: 8'4 x 7'11 side aspect part opaque glazed door opening into the garden, space and plumbing for appliances, sink with drainer and extending spray mixer tap, counter top, base and eye level cupboards, open shelving, eye level cupboard housing the Worcester boiler, space for additional appliances, fuse box, tiled flooring and door opening into:

Integral Garage: 15'5 x 7'11 front aspect up and over door, lighting, and electricity.

Stairs rising to first floor landing with front aspect double glazed window, airing cupboard with shelving for linen, ceiling loft access hatch with drop down ladder, and doors opening into:

Principal Bedroom: 15'11 x 15'10 rear aspect double glazed windows, fitted double wardrobes with hanging rails and shelf, recessed vanity countertop with lighting, radiators and door opening into:

En-suite: front aspect opaque double glazed window, shower cubicle with wall mounted shower attachment with rainwater shower head and hand held shower attachment, wall hung wash hand basin with mixer tap, low level WC, heated towel rail, tiled flooring with underfloor heating and partial door opening into:

Bedroom 4: 11 x 9'5 front aspect double glazed window and radiator.

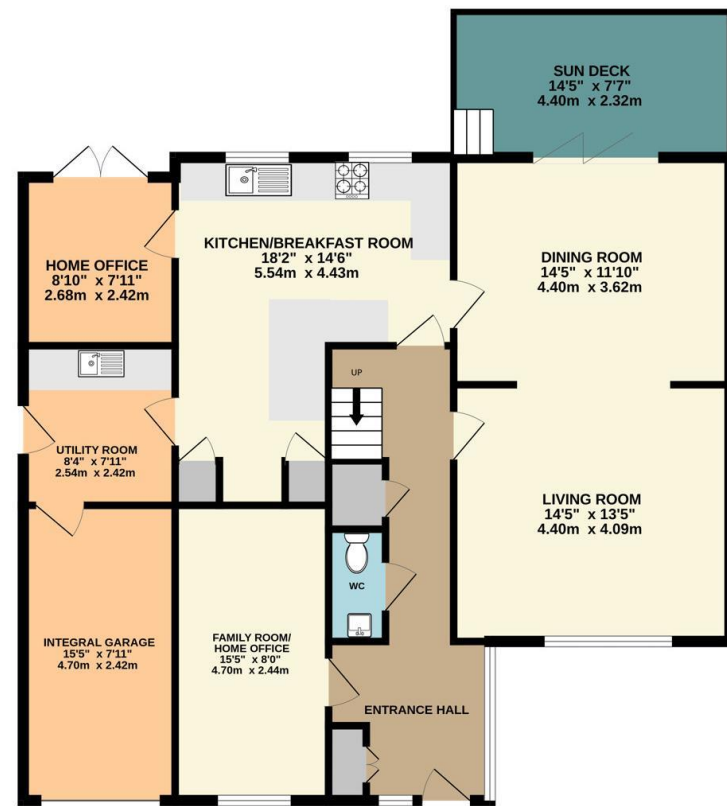
Bedroom 3: 14'5 x 9'5 front aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 2: 15'10 x 14'5 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, and radiator.

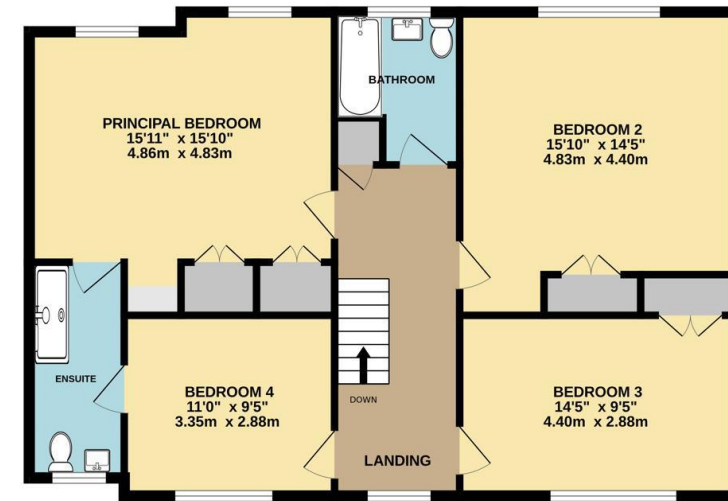
Bathroom: rear aspect opaque double glazed window, P shaped panel enclosed shower bath with glass shower screen, and wall mounted shower attachment and mixer tap, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, part tiled walls and tile effect flooring.



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA EXCLUDING GARAGE & SUN DECK 1814 SQ.FT / 169 SQ,M

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outside: To the front is a block brick driveway with parking for several cars, an EV charging point, an area of lawn, some planting, and a side wooden gate giving rear garden access. To the rear is a paved terrace at the back of the house, steps up to access into the home office and decked steps up to the decked sun terrace with glazed balustrades and access into the dining room, a further paved terrace to the side with a wooden pergola with climbing plants, stocked flower beds, areas of lawn, mature shrubs and plants, a greenhouse, vegetable beds, paved pathways and wooden perimeter fencing with gated woodland access, mature trees, shrubs and plants at the rear border.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
 Council tax: Band F (£3,121.80) / EPC: C (72)

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 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 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. Peter's 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.



