

# 5 Manor Fields, Southborough, Tunbridge Wells





# 5 Manor Fields, Southborough, Tunbridge Wells TN4 0RG

*Elegant spacious 3-bedroom apartment with spectacular countryside views*

## **Accommodation Summary**

- First floor apartment, with lift, in exclusive building
  - 3 bedrooms, 2 en-suite
  - Living/dining room
  - Kitchen/breakfast room
- Sit on balcony and large well maintained communal garden
  - Garage and parking
  - Spectacular countryside views
  - Sought after village location
- New boiler installed in December 2023 and new carpets fitted in April 2023
  - Chain free



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This immaculate apartment sits on the first floor of its impressive Millwood Designer Homes building, which is quietly tucked away down a private road.

A driveway with neat detached garage blocks fronts the impressive building, its covered communal entrance flanked by lawned areas and stocked lavender beds.

The smart communal entrance secured by an answer phone system leads you through its shared hallway with lift facilities.

The apartment's private front door opens into a wide entrance hallway with neutral décor and fitted cupboards for storage.

First on the right is the master bedroom suite, its large rear window offering far reaching countryside views. It also has a glazed door that leads out onto a sit on balcony, a perfect spot for your morning coffee. A triple fitted wardrobe and an en-suite bathroom with a separate shower cubicle add to the feeling of luxury that the room certainly delivers on.

Next door the third bedroom has French windows that open onto the balcony, making it a versatile space that could alternatively be used as a home office, or separate dining room.

The living/dining room, with its stone fireplace and large window with countryside views to take your breath away, has ample room for deep sofas making it the perfect space to relax and entertain in. There is also a glazed door for balcony access.

Opposite, the kitchen/breakfast room is spacious and fully equipped with glossy cream cabinets contrasting beautifully with the blue tiled splash backs. The Bosch integrated appliances include a washer/dryer and a dishwasher and the dual aspect windows brighten the space, which is more than big enough for a table and chairs.

The second bedroom, also a generous sized double, with fitted wardrobes and a modern en-suite shower room, completes the apartment.

The large lawned communal garden at the rear is the perfect setting for the open countryside views to the rear.

With open countryside on its doorstep and within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home is a must see!





**Communal Front Entrance Door with glazed top light and answer phone system which opens to:**

**Communal Entrance Hall with tiled flooring, secure mailbox, lift and stairs to the first floor and a part glazed door which opens to the apartment's own:**

**Private Entrance Door opening into:**

**Entrance Hall:** video entry system and alarm control panel, storage cupboard housing meters, storage cupboard housing the water cylinder with shelving for linen, radiator, Karndeian wood effect laminate flooring and doors opening into:

**Bedroom 1/Master Bedroom:** 13'8 x 10'9 rear aspect double glazed window with open countryside views, side aspect glazed door opening onto the sit on balcony, triple mirrored sliding door wardrobes with hanging rails and shelving, radiator and door opening into:

**En-suite:** panel enclosed bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, tiled flooring and heated towel rail.

**Bedroom 3:** 10'10 x 10'6 rear aspect double glazed windows, rear aspect French doors opening into the sit on balcony and radiator.

**Living/Dining Room:** 19'9 x 13'8 front and rear aspect double glazed windows, side aspect glazed door opening onto the sit on balcony, stone fireplace surround and hearth with inset gas coal effect fire and radiators. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

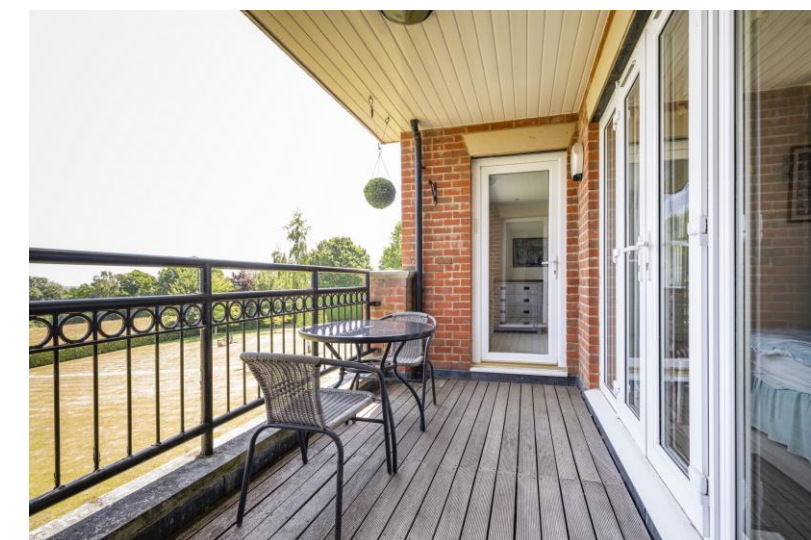
**Cloakroom:** side aspect opaque double glazed window, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, Karndeian wood effect laminate flooring and radiator.

**Kitchen/Breakfast Room:** 16'11 x 10'4 front aspect double glazed window, side aspect part opaque double glazed window, 1 1/2 stainless steel sink with drainer and mixer tap, integrated Bosch dishwasher, integrated Bosch washing machine and dryer, integrated Bosch oven, 4 ring Bosch gas hob, stainless steel extractor, integrated Bosch microwave, integrated fridge/freezer, Karndeian wood effect laminate flooring, Plantation shutters and radiators. The kitchen has plenty of worktop space and a good selection of glossy cream eye and base level units with a wall unit housing the boiler. There is space for a table and chairs.

**Bedroom 2:** 10'5 x 10'3 front aspect double glazed window, mirrored sliding door double fitted wardrobe with hanging rail and shelf, Plantation shutters, radiator and door opening into:

**En-suite:** shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, Karndeian wood effect laminate flooring, heated towel rail and part tiled walls.

**Outside:** The building is accessed via a private road to a hard surface driveway with block brick parking spaces sat in front of detached garage blocks. There are stocked flower beds and areas of lawn to the front of the building with a paved pathway leading to a covered communal entrance with columns and the communal entrance door. To the rear, accessed from both sides, there is a large lawned garden with hedging and wooden fencing at all perimeters. There is also a single garage with a remote controlled up and over door and parking in front.



1ST FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 1171sq.ft. (108.8 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>		80	83
(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	



**General:**

Tenure: Share of Freehold - 979 years remaining on lease  
Service Charge: £4,012.00 P/A - covers building insurance, building plus garden maintenance and lifts etc.  
Freeholder: Moorfields Co Ltd.  
Managing Agent: Concept Property Management (Redhill, Surrey)  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band E (£2,610.00)  
EPC: C (80)  
No pets, sadly!

**Area Information:** Southborough/Bidborough border, Tunbridge Wells, Kent  
Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. It sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated near to the property, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you are a runner or casual walker, the woodland area of the Southborough Common, which is near the property, is a very beautiful space. It is nestled behind St. Peters Church, and it is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Birch Wood, 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, a bowls green 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 2.4 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. 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.

