

7 Stonewood Close, Southborough, Tunbridge Wells





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Smart 3-bedroom house with parking in sought after location

Accommodation Summary

- Semi-detached house (1998 built)
 - 3 bedrooms, 1 en-suite
 - Kitchen/breakfast room
 - Living/dining room
 - Conservatory
- Bathroom, en-suite shower room and ground floor toilet
 - Courtyard garden (east facing)
- Driveway with parking for 2 vehicles
- Walking distance to mainline station
 - Close to popular schools



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Hidden away on a sought after cul-de-sac, its handsome red brick and part hung tile exterior leads you up to its covered front door which opens into a welcoming hallway, with a useful guest cloakroom immediately on your left.

First on your right is the stylish kitchen which offers an abundance of Shaker style cabinetry topped with contrasting wooden countertops and separating integrated appliances such as the Bosch dishwasher and washing machine. There is a stainless steel extractor with space for a range oven beneath. The room is flooded with light from its front window and there is a breakfast bar overhang for two bar stools, making it perfect for family life.

At the rear of the house is the wide living/dining room with its French windows opening into the conservatory. It is generously sized and big enough for furniture and family sofas and there is a wood burning stove that adds warmth in the colder months.

Opening to the rear is the conservatory with wrap around windows drawing in light and views of the garden. It is the perfect space for relaxing in the sun and a set of French doors open onto the garden terrace.

Climbing the stairs to the first floor the modern bathroom with a shower over its bath is at the front.

All three bedrooms are bright, the principal bedroom benefiting from an en-suite shower room, fitted wardrobe and beautiful countryside views.

The garden is a safe and enclosed sanctuary for children and pets with paved terracing and mature stocked flower beds. A driveway to the front of the house fulfils all your family needs.

This fantastic home is set in a popular residential area only a short walk from local shops, sought after schools and excellent transport links. A must see!





Covered entrance door which opens into:

Entrance Hallway: wooden effect flooring, fitted cupboard with shelving, radiator, and doors opening into:

Cloakroom: front aspect opaque double glazed window, tiled flooring, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, part tiled walls and radiator.

Kitchen/Breakfast Room: front aspect double glazed window, space for a range oven, stainless steel extractor, 1 ½ sink with mixer tap, integrated Bosch dishwasher, integrated Bosch washing machine, space for fridge/freezer, tiled splashbacks, wooden effect flooring and radiator. The kitchen has plenty of wooden worktop space and a good selection of Shaker style eye and base level units with a corner extending unit, pull out bins, larder cupboard and a breakfast bar overhang for two bar stools.

Living/Dining Room: rear aspect double glazed windows with French doors opening into the conservatory, fireplace with wood burning stove and oak beam over, wooden effect flooring and radiators.

Conservatory: side and rear aspect double glazed windows, rear aspect French doors opening into the garden and tiled flooring.

Stairs up to first floor landing with airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch with drop

down ladder into part boarded loft, wooden flooring and doors opening into:

Bathroom: front aspect opaque double glazed window, tiled panel enclosed bath with rainwater shower head, wall mounted taps, mixer tap, glass shower screen, wall hung vanity unit with wash hand basin and mixer tap over and drawer under, low level WC, heated towel rail, part tiled walls and tiled flooring.

Bedroom 1: front aspect double glazed window with views of the countryside, fitted wardrobe with sliding mirrored doors, hanging rail and shelf, wooden flooring, radiator and door opening into:

En-suite: side aspect opaque double glazed window, shower cubicle, concealed cistern WC, vanity unit with slimline wash hand basin with mixer tap over and cupboard under, heated towel rail and tiled flooring.

Bedroom 2: rear aspect double glazed window, wooden effect flooring and radiator.

Bedroom 3: rear aspect double glazed window and radiator.

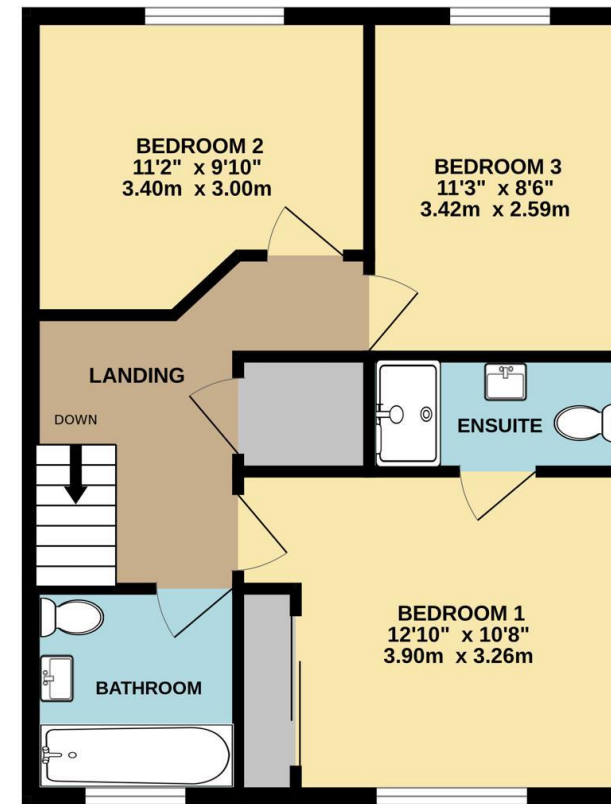
Outside: There is a block brick driveway in front of the house, a paved pathway, some planting, and a side wooden gate for rear garden access. The rear east facing garden is paved, safely enclosed on all sides by fencing and mature planting and hedging and there are some stocked flower beds.



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 102 SQ.M / 1,104 SQ.FT

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) A			
(81-91) B			83
(69-80) C		71	
(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	



General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,730.76) / EPC: C (71)

Area Information: Southborough, Tunbridge Wells

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 north 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 and St Gregory's Catholic state secondary school is a short walk away. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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. There is also a luxury coach service, which drops up 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.



