

Holmewood, Vauxhall Lane, Southborough, Tunbridge Wells





Holmewood, Vauxhall Lane, Southborough, Tunbridge Wells TN4 0XD

Exceptional 4-bedroom new build contemporary house with double garage and detached garage/Annex

Accommodation Summary

- Semi-detached house (built May 2024)
- 4 double bedrooms, 2 en-suite, 1 with dressing room
 - Open plan kitchen/dining/family room
 - Separate utility room
 - Living room
 - Bathroom, 2 en-suites, ground floor cloakroom
- South facing garden, attached double garage and parking for several vehicles
 - Detached garage/Annex
 - New Build Guarantee
 - Chain free



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Holmewood sits proudly within the exclusive Moatenden development that occupies an idyllic semi-rural position surrounded by rolling Kent countryside. However, it enjoys the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools.

Its award-winning developer Wedgwood Homes is renowned for the superior quality and design of its builds that deliver a luxurious lifestyle, complimented by an excellent after sale client relationship.

The unique development sits quietly in its leafy surroundings, surrounded by a canopy of trees, and approached via a private driveway past a picturesque pond.

The exclusivity that its location delivers on is mirrored in the quality of the build and design that further compliments its setting.

A smart block brick driveway sweeps past the spectacular detached garage/Annex up to the front of the house, its double garage sat neatly to the side.

Stepping inside, the light and spacious reception hallway showcases the home's elegant neutral palette, and benefits from fitted cupboards and a useful guest cloak room.

On the left is the impressive open plan kitchen, dining, family room. It is a generous space, perfect for entertaining and equally a lovely space for everyday family living. It is wonderfully bright with triple aspect light and bifold doors to the side that you can open to extend your living space into the garden in the summer months.

The open plan kitchen space is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming Silestone countertops which contrast beautifully with the two-tone painted Shaker style cabinetry that houses the integrated AEG appliances. The island has a breakfast bar for your morning coffee and informal dining area for the children, further bespoke cabinetry, and housing for the AEG halogen hob with extractor above. To the right of the kitchen there is plenty of space for a dining table and chairs and sofas beyond.

Off the kitchen is a separate spacious utility room, with an additional sink perfect for muddy paws and boots due to its rear garden access.

Returning to the hallway and opposite is the elegant living room, which is flooded with dual aspect light, its rear aspect bi fold doors opening into the garden.

Warm engineered oak wooden flooring adds character and there is plenty of room for family sofas.

A turning staircase with oak handrails, brightened by a large front aspect window, draws you up to the wide first floor landing, with rooms running off it on all sides.

The sumptuous principal bedroom suite is flooded with light from its rear and side aspect windows. A contemporary, modern en-suite shower room and bespoke dressing room, both add to the feeling of luxury that the room certainly delivers on.

A second bedroom with its own beautifully finished en-suite and two further generously sized bedrooms offer superb family accommodation. The immaculate family bathroom with shower over the bath completes the first floor.

It is a house that keeps on giving with a striking, detached garage/studio presenting flexible opportunities. As you have a separate attached double garage you could redesign the open plan space as a home studio for your creativity, a home office, a gym or a den for teenage children, depending on your family's needs.

The landscaped garden has an expanse of lawn, plenty big enough for a large trampoline and space for children to play on. Wooden fencing edges the perimeters and a large sandstone paved terrace sits at the rear of the house, perfect for summer dining.

Holmewood is a beautifully proportioned family home that has been flawlessly finished by the developer whose attention to detail has ensured stunning décor and fittings of the highest quality throughout. It really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!





Kitchen/Dining/Family Room: front and rear aspect double glazed windows, side aspect bi-fold doors, Porcelain tiled flooring with underfloor heating, integrated full height fridge, integrated full height freezer, integrated AEG oven, integrated AEG combination microwave oven, open coffee station with shelving, integrated AEG dishwasher, 1 ½ stainless steel under mounted sink with mixer tap in nickel finish, range of eye and base level Shaker style cabinets, larder cupboards, Silestone countertops, island with breakfast bar overhang for up to 4 bar stools, AEG halogen hob, overhead extractor, pan drawers, cupboards.

Utility Room: rear aspect opaque glazed door opening into the garden, Porcelain tiled flooring with underfloor heating, space and plumbing for appliances, eye and base level cupboards, stainless steel sink with mixer tap and drainer, Silestone countertop.

Cloakroom: rear aspect opaque double glazed window, concealed cistern WC with vanity shelf over, wash hand basin with mixer tap, part tiled walls, Porcelain tiled flooring with underfloor heating.

Living Room: front aspect double glazed windows, rear aspect bi fold doors, engineered oak wooden flooring with underfloor heating.

Principal Bedroom: side and rear aspect double glazed windows, radiator.

En-suite: shower cubicle with thermostatic shower control, rainwater shower head and hand held shower attachment, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and drawers under, vanity shelf, heated towel rail, tiled walls, Porcelain tiled flooring.

Dressing Room: fitted shelves, hanging rails, drawers, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

En-suite: rear aspect opaque double glazed window, shower cubicle with thermostatic shower control, rainwater shower head and hand held shower attachment, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and drawers under, vanity shelf, heated towel rail, tiled walls, Porcelain tiled flooring.

Bedroom 3: front aspect double glazed window, radiator.

Bedroom 4: front aspect double glazed window, radiator.

Family Bathroom: front aspect opaque double glazed window, vanity unit with wash hand basin and mixer tap over and drawers under, panel enclosed bath with hand held shower attachment, concealed cistern WC, vanity shelf, heated towel rail, tiled walls, and Porcelain tiled flooring.

Double Garage: front aspect electric up and over door, EV charger, rear aspect opaque glazed pedestrian door, lighting, electricity.

Detached Garage/Annex: front aspect electric up and over door, front and side aspect pedestrian doors, front and rear aspect double glazed windows, ceiling loft access hatch, lighting, electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,775.15) / EPC: B (83)

EV Charger

Air Source Heat Pump generated heating/hot water

Underfloor heating to ground floor

Smart heating connectivity

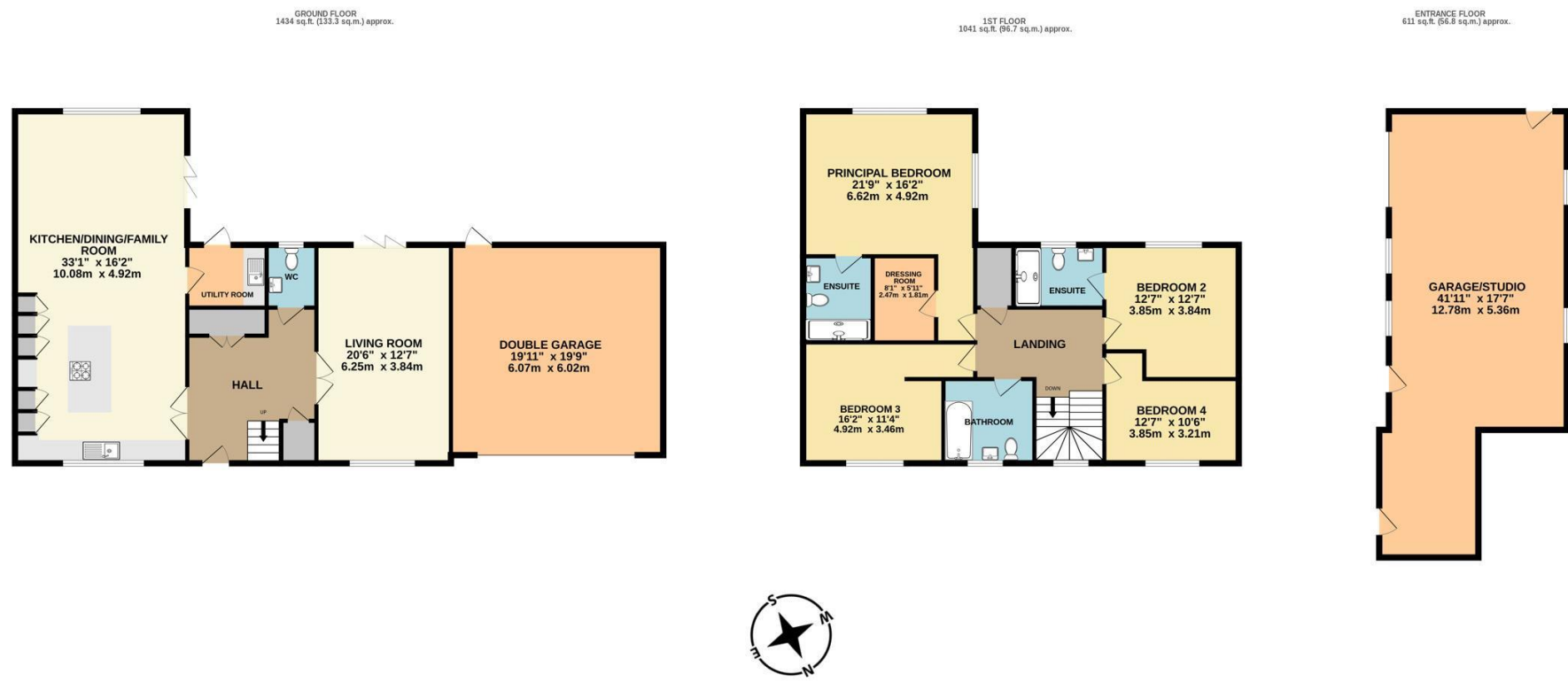
Wired for Sky+ HD

Cat 5 network cabling to all media points

Upgraded Ultrafast Fibre Optic connection for Telephone and Internet

LED lighting throughout





APPROX TOTAL AREA EXCLUDING GARAGE & GARAGE/STUDIO 2097 SQ.FT / 194 SQ.M

TOTAL FLOOR AREA : 3087 sq.ft. (286.8 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.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B		83	89
(69-80) C			
(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	



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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded Bidborough, and Southborough primary schools and the sought-after girls' and boys' secondary grammar schools are also nearby. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. 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. Southborough enjoys many local independent shops with an award winning hairdressers, 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 more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



Holmewood