

# 46 Pennington Road, Southborough, Tunbridge Wells









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*Elegant 5-bedroom period house with parking and garden studio in sought after road*

## Accommodation Summary

- Semi-detached Victorian house (c.1860) with beautiful views
  - 5 bedrooms
  - Dining room
- Kitchen/breakfast room and separate utility space
  - Living room
- Bathroom, shower room, first floor cloakroom
  - Garden office/gym
- Driveway with parking for several cars
  - South facing garden
- Sought after village location within catchment of very good schools



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This beautiful home sits on one of Southborough's most sought after roads and is opposite protected woodland and rolling Kent countryside, which deliver a leafy green outlook and picturesque views.

Elevated and set back from the road by its sweeping driveway with parking for several cars, its handsome Victorian exterior delivers plenty of kerb appeal.

Stepping inside, the entrance hallway with oak wooden flooring opens into the spacious and flexible layout that the home offers over its four floors.

First on the left is the dining room which delivers a great dining experience with a large window framing the woodland view and a wood burning stove for intimate dining experiences. It is conveniently placed next to the kitchen and its open plan aspect makes it a very social space, perfect for entertaining.

Behind, the kitchen is beautifully finished and fully equipped, as you would expect from a house of this quality. Granite counter tops contrast beautifully with Shaker style cabinetry housing the integrated appliances. The peninsula has a mix of useful storage options, pull out bins, a sink, five ring gas hob and a breakfast bar overhang, perfect for your morning coffee or informal dining.

Returning to the hallway to the rear is a lobby area with a glazed door giving garden access, housing for the boiler and hanging space for coats.

A set of stairs takes you down to the lower ground floor with a useful utility space that benefits from an additional sink and room and plumbing for appliances.

There is a generous bedroom at the back, which is currently set up as a home office, with fitted alcove cabinetry and French doors that open onto a garden terrace.

To the front is another double bedroom which is a versatile space and could easily double as a playroom or an informal tv room for older children.

Completing the floor is a large bathroom with a freestanding roll top bath with a hand held shower attachment and a rainwater shower head. To compliment the traditional feel of the room there is a ceramic console wash hand basin.

Returning to the hallway and climbing the stairs to the first floor, past a useful guest cloakroom, there is a double bedroom with a high ceiling, bespoke cabinetry and oak wooden flooring create a restful retreat.

Next door, to the front, the living room is effortlessly elegant. Its windows offer treetop views and a marble mantelpiece frames the wood burning stove adding warmth and character in the colder months. There is plenty of room for family sofas making it a very welcoming space.

Up a further set of stairs to the second floor there are two further double bedrooms and a modern shower room.

The principal bedroom to the front extends the width of the house and its graceful proportions and windows offering spectacular views give a very tranquil feeling.

Outside the sunny south facing garden has areas of lawn with a pretty mix of stocked flower beds, and Magnolia and Acer trees. It is fully enclosed by high hedging and fencing, offering a safe sanctuary for children and pets. There is a paved terrace close to the house with a large wooden pergola and climbing wisteria, perfect for seating and summer dining. There are two sheds for storage and side gate access too.

Central paving leads to the rear of the garden and a fantastic bespoke home office/gym. It is part glazed and has generous proportions making it an excellent addition for a growing family.

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. A must see!







**Lower Ground Floor:**

**Bedroom 4/Home Office:** rear aspect glazed doors, fitted cupboard in chimney breast, fitted alcove cupboards with shelving, radiator.

**Utility space:** stacking space for appliances, double Belfast sinks with mixer tap, under counter space for appliance, countertop, tiled flooring.

**Bedroom 3/Snug:** front aspect double glazed window, fitted alcove cupboard with shelving, opening in chimney breast, radiator.

**Bathroom:** freestanding roll top bath with mixer tap, hand held shower attachment, rainwater shower head, traditional pedestal wash hand basin with mixer tap, low level WC, part tiled walls, tiled flooring with underfloor heating, traditional radiator.

**Raised Ground Floor:**

**Dining Room:** front aspect double glazed window, oak wooden flooring, alcove fitted open wooden shelving, wood burning stove, tiled hearth, wooden beam, radiator.

**Kitchen/Breakfast Room:** rear aspect double glazed window, integrated Bosch multi grill/oven/microwave, integrated Bosch oven, integrated Bosch dishwasher, space for American style fridge/freezer, range of Shaker style eye and base level cupboards, larder cupboard, open shelving, granite countertops, peninsula with 5 ring gas hob, stainless steel and glass extractor, sink with mixer tap, pull out bins, storage cupboards, granite countertop, breakfast bar overhang for 3 bar stools, oak wooden flooring, radiator.

**First Floor:**

**Living Room:** front aspect double glazed windows, wood burning stove, marble mantelpiece, slate hearth, oak wooden flooring, radiators.

**Bedroom 3:** rear aspect double glazed window, oak wooden flooring, fitted cupboard housing the water cylinder with cupboard above, fitted cupboard with shelving and cupboard above, open shelves, radiator.

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

**Second Floor:**

**Principal Bedroom:** front aspect double glazed windows, fitted sliding door part mirrored wardrobes with hanging rails, shelves, drawers, radiators.

**Bedroom 2:** rear aspect double glazed window, fitted alcove open shelves, fitted cupboard with shelving and cupboard above, period fireplace, radiator.

**Shower Room:** rear aspect part opaque double glazed window, walk in shower enclosure with wall mounted shower attachment, wall hung wash hand basin with mixer tap, low level WC, tiled walls and flooring.

**Outside:**

**Garden Studio/Gym:** front and side aspect double glazed windows, front aspect part glazed doors, wooden flooring, lighting, electricity, high speed internet connectivity.



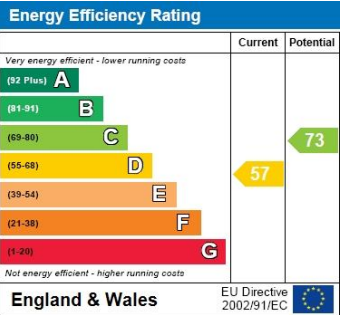




APPROX TOTAL AREA EXCLUDING GARDEN OFFICE / GYM 2,131 SQ.FT / 198 SQ.M

TOTAL FLOOR AREA : 2304 sq.ft. (214.1 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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**General:**

Tenure: Freehold / Local authority: Tunbridge Wells District Council

Council tax: Band F (£3,430.36) / EPC: D (57)

The house benefits from an alarm - the office/gym is connected along with the shed to the front of the property. The alarm contract is serviced with a 24 hour call out service.

**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 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. 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 nearby, 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.





