

9 Doric Avenue, Southborough, Tunbridge Wells





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Exceptionally renovated 3-bedroom bungalow with garden room and parking in sought after location

Accommodation Summary

- Detached bungalow
 - 3 bedrooms
 - Home office
 - Living room
- Kitchen/breakfast/dining room
 - Utility room
- Shower room and cloakroom
- Newly installed garden room with heating and toilet facilities
 - Off-road parking space
- Front and rear gardens - south facing at the back
- Close to schools and transport links



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This fantastic house has undergone a complete renovation by the current owners to provide a flawlessly finished home that you could move straight in and enjoy. It has been impeccably designed to deliver a 21st century family friendly style of living with spaces that flow from the inside out.

A painted exterior with blue fencing and entrance door provides plenty of kerb appeal, with a detached garage to the side, fronted by an off-road parking space.

Stepping inside, through an enclosed porch, the hallway's warm parquet flooring links each room, delivering a natural flow. There are fitted cupboards to keep the space clutter free, and a coat stand with storage.

First on the right is the principal bedroom with its dual aspect light brightening the room. The dimensions of the space and soft décor create a very tranquil feeling, with the rear sliding glazed doors framing the garden view.

Next door and opposite are two further restful bedrooms, one double aspect and the other with fitted cabinetry and enjoying garden views.

Along the hallway is a home office with bespoke cabinetry, a stylish and contemporary shower room, a utility room with an additional sink with garden access and a useful guest cloakroom.

At the rear is the living room, which opens into the wonderful kitchen/breakfast/dining room ensuring it benefits from the wall of glass that the bi-folding doors offer. There is plenty of room for seating and its open aspect makes it a very social space.

Stepping down into the incredible open plan kitchen/breakfast/dining room, the room is flooded with light and views of the garden with a large, glazed roof lantern over the cooking area. It delivers wonderful cooking facilities with Shaker style cabinets, contrasting quartz and walnut counter tops, a Bosch dishwasher and room for additional appliances. The island with its Belfast sink and storage has a breakfast bar overhang, perfect for your morning coffee. For family and entertaining, there is tons of space with room to the side for a large dining table and chairs. The bi-folding doors at the rear open to extend the living space into the garden in the warmer months.

Outside the sunny south facing garden has a paved terrace that wraps around the back of the house and to the side with an additional seating area, perfect for summer dining and entertaining. There is an expanse of lawn, which is bordered on all sides by wooden fencing, offering a safe sanctuary for children and pets and mature stocked flower beds and a barked children's play area too. There is gated access to the front street parking space.

There has also been a fantastic addition of a newly installed garden room, with heating and a separate cloakroom - perfect for teenagers, visiting guests, or a space to work from home.

With local shops, popular schools and excellent transport links on its doorstep, this fantastic house enjoys the best of both worlds as it is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside. A must see!





Porch: front aspect opaque double glazed window, tiled flooring.

Hallway: front aspect double glazed window, fitted cloakroom cupboard with shelf, hanging rail, cupboard above, fitted bench seat with storage, hanging space and cupboard above, fitted tall cupboard, ceiling loft access hatch, part panelled walls, electric panel heaters, wooden parquet flooring.

Home Office: front aspect double glazed window, fitted part mirrored wardrobes with shelves, long hanging, double hanging, drawers, cupboards above, wooden parquet flooring, electric panel heater.

Living Room: electric panel heater.

Kitchen/Breakfast/Dining Room: side aspect double glazed window, rear aspect bi-folding doors, ceiling glazed roof lantern, stone tiled flooring with underfloor heating, space for range oven, extractor, space for fridge/freezer, integrated Bosch dishwasher. The Wren kitchen has plenty of storage cupboards with pan drawers, wine rack, deep corner larder cupboard with shelving, open shelves, island with Belfast sink and mixer tap, overhang for 2 bar stools, mix of Quartz and walnut wooden worktops.

Utility Room: side aspect part glazed door, Belfast sink and mixer tap, wooden worktop, fitted cupboards, one housing the Ideal boiler, stacking space for appliances.



Cloakroom: low level WC, vanity unit with wash hand basin and mixer tap over, open shelf below, stone tiled flooring.

Shower Room: side aspect opaque double glazed windows, vanity unit with wash hand basin and mixer tap, drawer and shelf under, walk in shower enclosure with rainwater shower head and hand held shower attachment, concealed cistern WC, heated towel rail, tiled flooring.

Principal Bedroom: front and side aspect double glazed windows, rear aspect glazed sliding doors, opening in chimney breast, stone hearth, wooden parquet flooring, electric panel heater.

Bedroom 2: rear aspect double glazed window, fitted wardrobes, desk unit, over head cupboards, electric panel heater.

Bedroom 3: front and side aspect double glazed windows, wooden parquet flooring, electric panel heater.

Garden room: front aspect sliding glazed doors, side aspect double glazed window, electric panel heater and separate cloakroom with WC and wash hand basin.

General:

Tenure: Freehold

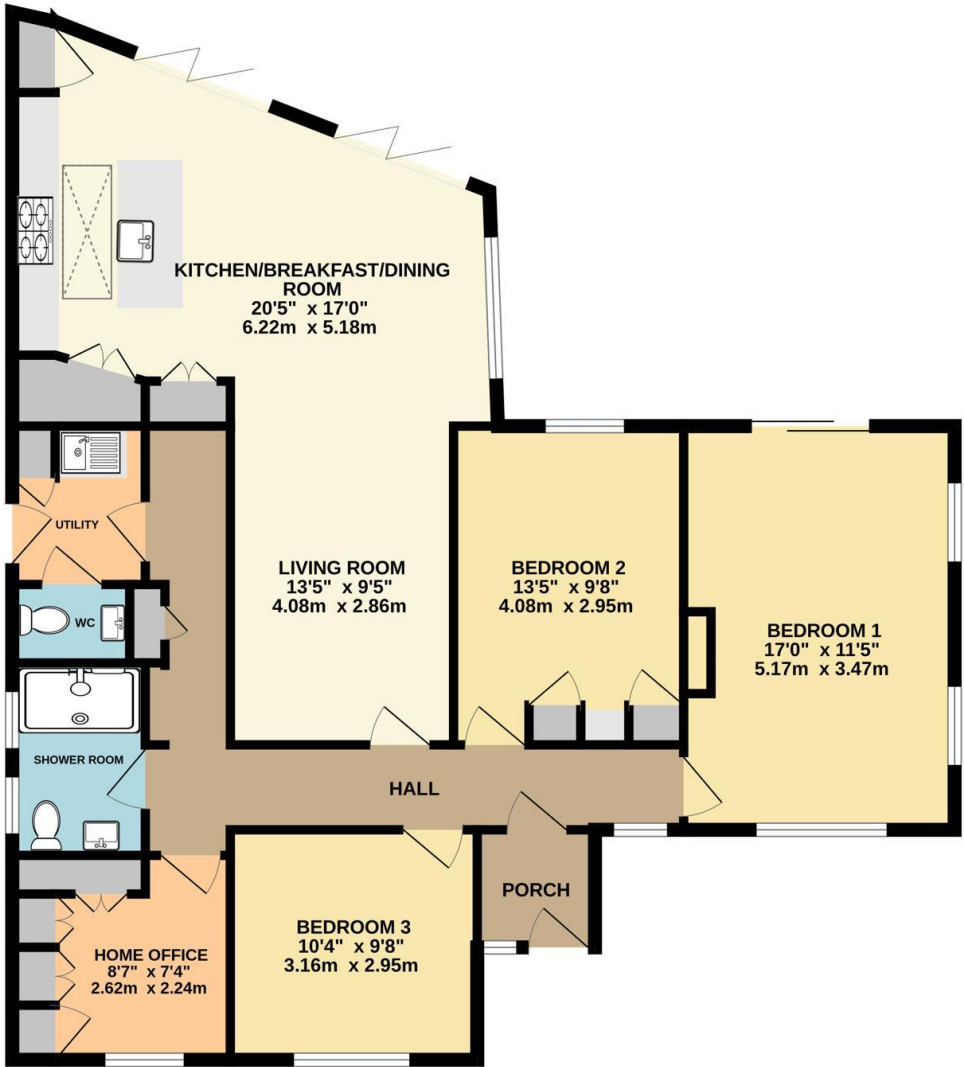
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,347.00)

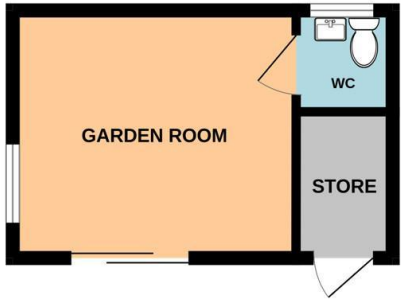
EPC: F (25)



GROUND FLOOR
1162 sq.ft. (108.0 sq.m.) approx.



ENTRANCE FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

APPROX TOTAL AREA EXCLUDING GARDEN ROOM 108 SQ.M / 1162 SQ.FT

TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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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 nearby, 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. 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 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.



