

# 23 Pennington Road, Southborough, Tunbridge Wells





# 23 Pennington Road, Southborough, Tunbridge Wells TN4 0SS

*Stylish 4-bedroom house with detached garage and spectacular countryside views*

## Accommodation Summary

- Detached house
- 4 bedrooms, 1 en-suite
- Kitchen/dining room
- Living room
- Bathroom, en-suite shower room and ground floor cloakroom
- Garden
- Detached garage
- Driveway
- Countryside views
- Sought after village location



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This impressive family home has been renovated and modernised by the current owners to create a flawlessly finished home with a layout and flow that is ideal for family life.

It sits on one of Southborough's most sought after roads and is surrounded by beautiful open countryside delivering spectacular views.

Set back from its residential road by a low wall with planting and an area of lawn behind, a block brick driveway to the side provides parking for several cars and fronts the detached garage.

Its smart red brick exterior delivers plenty of kerb appeal and a part glazed door welcomes you into the hallway. Warm wooden flooring seamlessly links rooms on both sides, with an under stair cupboard and a useful guest cloakroom at the rear.

On the right is the stylish kitchen/dining room which is brightened by a bay window to the front of the dining area, a rear window above the sink overlooking the garden and a part glazed door to the side giving garden access. Its open plan layout makes it a very social space, perfect for chatting to friends and family as you prepare dinner.

The kitchen is beautifully finished and fully equipped, as you would expect from a house of this quality. Light bounces off the gleaming Quartz counter tops which contrast beautifully with Shaker style cabinetry housing the Neff integrated appliances. The peninsula, with a mix of useful storage options, cleverly defines the cooking and dining spaces.

Opposite is the spacious living room which also benefits from a front aspect bay window. To the rear are glazed sliding doors that borrow light from the rear and can also lie open to extend the living space onto the garden terrace in the summer months. There is plenty of room for family living and entertaining.

Climbing the stairs to the first floor there are four immaculate bedrooms, three of which are generous doubles, one with a wet room en-suite and all with large windows, the back two enjoying far reaching countryside views.

Completing the floor is the family bathroom which is bright and modern with a shower over its bath.

The beautiful, landscaped garden delivers wonderful countryside views to the rear and is fully enclosed making it a safe sanctuary for children and pets. It is mostly laid to lawn with some planting and a paved terrace that sits behind the house that is perfect for summer entertaining. There is gated street access and pedestrian access into the garage which is plenty big enough for storage, additional appliances, and gym equipment.

This home delivers a luxury family lifestyle that you could move straight in and enjoy. It is also ideally located being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!



**Living Room:** front aspect double glazed bay window, rear aspect glazed sliding doors, chimney breast with opening, tiled heath, painted wooden mantelpiece.

**Kitchen/Dining Room:** front aspect double glazed bay window, rear aspect double glazed window, side aspect opaque glazed door, tiled flooring, integrated Neff oven, integrated Neff combination microwave/oven, integrated under counter Neff freezer, Neff induction 5 ring hob, extractor, integrated Neff washing machine, integrated dishwasher, integrated full height fridge, eye and base level cabinets, pull out bins, peninsula with storage, Quartz countertops.

**Principal Bedroom:** front aspect double glazed window, fitted wardrobes with hanging rails, double hanging rails, drawers, shelving, electrical socket.

**En-suite:** side aspect opaque double glazed window, walk in wet room shower enclosure with vanity shelf, rainwater shower head, hand held shower attachment, concealed cistern WC, vanity unit with wash hand basin and mixer tap over, soft close drawers under, heated towel rail, tiled walls and flooring.

**Bedroom 2:** rear aspect double glazed window, fitted wardrobe with hanging rail and shelf.

**Bedroom 3:** front aspect double glazed window, fitted wardrobe with hanging rail and shelf.

**Bedroom 4 / Home Office:** front aspect double glazed window, fitted desk unit with drawers and cupboards, fitted cupboard and wooden flooring.

**Bathroom:** rear aspect opaque double glazed window, tiled panel enclosed bath, folding glass shower screen, mixer tap, rainwater shower head, hand held shower attachment, vanity unit with wash hand basin and mixer tap over, soft close drawers under, concealed cistern WC, vanity shelf, heated towel rail, part tiled walls, tiled flooring.

**Detached Garage:** front aspect electric up and over door, lighting, electricity, Wi-Fi connection.

#### **General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,430.00)

EPC: C (72)

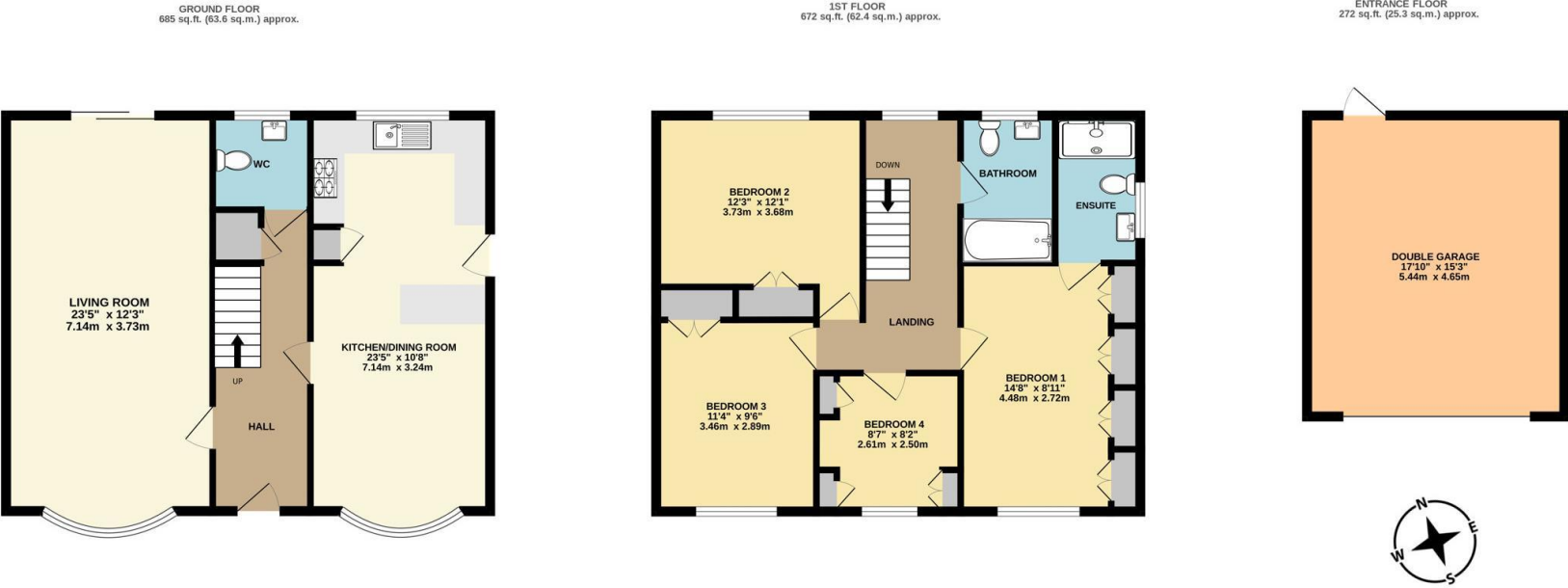
Underfloor heating throughout the house

Water softener

Wooden flooring: Woodpecker Flooring

Renovation completed 2020

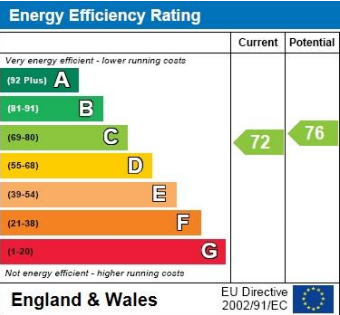




APPROX TOTAL AREA EXCLUDING GARAGE 126 SQ.M / 1,357 SQ.FT

TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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 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 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 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 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.



