



WOODBURY

Manor Fields, Southborough



AN EXCEPTIONAL DETACHED FAMILY HOME

Offering beautifully presented accommodation in excess of 3,000 sq ft and arranged over three storeys.

			EPC
5-6	4	3	B

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating. Underfloor heating to ground floor.

Postcode: TN4 0RG what3words: ///being.goat.decks



SITUATION

Manor Fields is ideally situated in the popular town of Southborough, with its picturesque Common and good range of local amenities.

Nearby Tunbridge Wells (2 miles) and Tonbridge (1.5 miles) offer a wider range of shopping and leisure facilities as well as mainline railway stations for London and an excellent choice of schools.

Sevenoaks and the M25 are easily accessed via the A21 which is just 1.5 miles away.

(All times and distances are approximate)





THE PROPERTY

The front door opens into a welcoming and spacious entrance hall. A formal sitting room with cosy log burner features double doors which lead directly into the kitchen/dining room, creating a wonderful living and entertaining space. There is a further reception room at the front of the house, currently used as a family room. The impressive open-plan kitchen/dining room is located at the back of the house with direct access out to the garden. The kitchen itself comprises a range of contemporary wall and base units with stunning solid worksurfaces, a useful breakfast bar and space for a good-sized dining table overlooking the garden. The ground floor benefits from underfloor heating throughout and is completed by a separate utility room with side access and downstairs cloakroom.

There are four bedrooms on the first floor (two en suite) and a stylish family bathroom with bath and separate shower.

The principal suite is located on the second floor with a luxurious en suite shower room, walk-in wardrobe and a separate dressing room, with the option to use as a further bedroom.





OUTSIDE

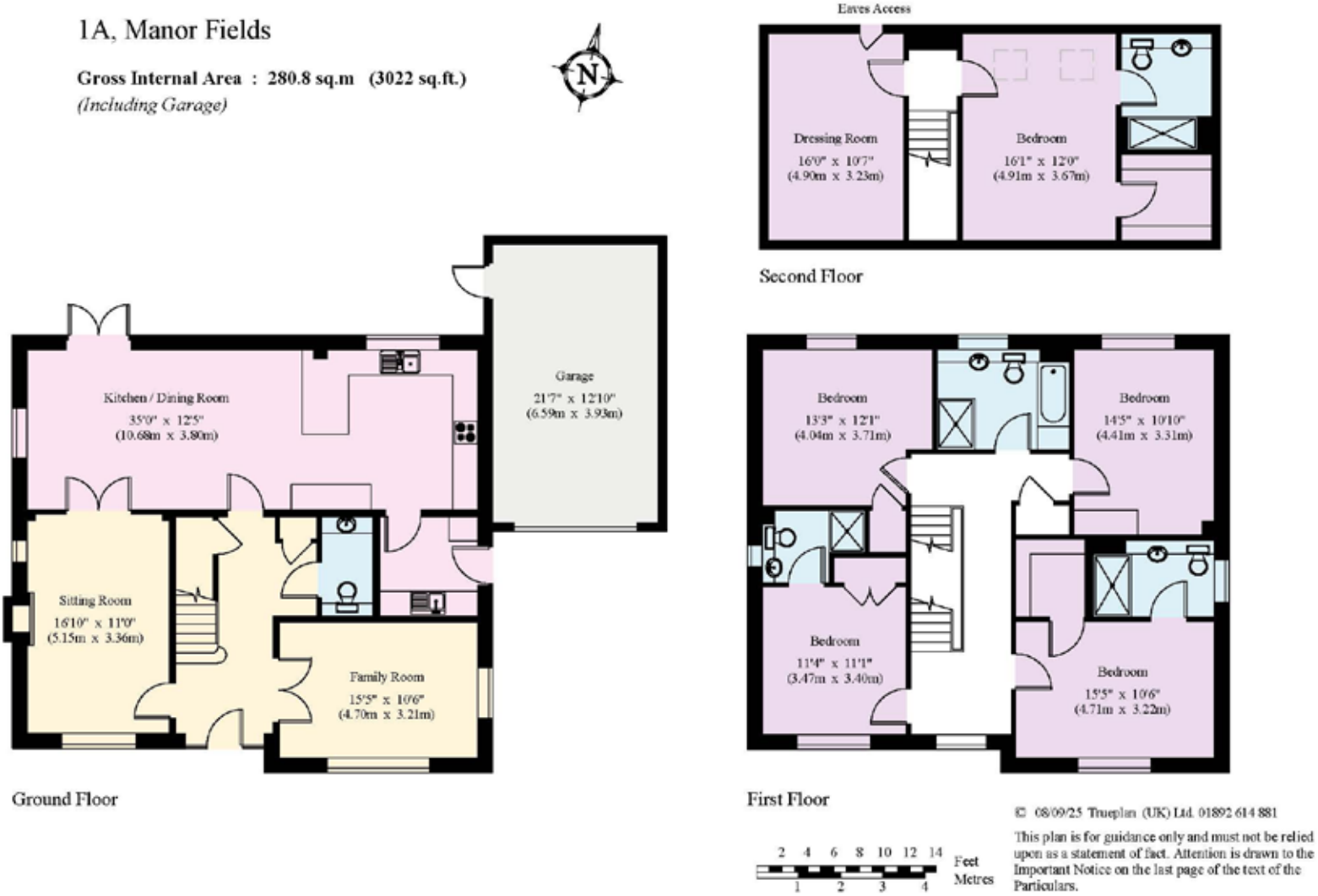
The house benefits from ample off-street parking to the front and an attached single garage.

At the rear, an attractive patio adjoins the house leading to an expanse of level lawn bordered by mature trees for privacy, creating the ideal backdrop for alfresco dining.

Agent's Note: The property benefits from a New Home Warranty. Further detail available from Knight Frank.

Service Charge: There is a service charge of circa. £300 per annum for maintenance of the shared driveway and landscaping of communal areas.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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