

20 Bounds Oak Way, Southborough, Tunbridge Wells







# 20 Bounds Oak Way, Southborough, Tunbridge Wells TN4 0TX

*Exceptionally renovated and extended 4-bedroom family home with garage and driveway*

## Accommodation Summary

- Detached house (original part c 1959, later addition 2024)
  - 4 double bedrooms, 1 en-suite
  - Kitchen/breakfast/dining room
    - Separate utility room
    - Living room
    - Snug
    - Home office
- Bathroom, en-suite shower room, ground floor cloakroom
  - Integral garage and off-road driveway
  - Landscaped garden



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This fantastic house has been beautifully renovated and extended by the current owners to transform a modest 1950s house into an exceptional contemporary 21st Century home.

Sit on a tree lined street in a popular village location, the crisp lines of its smart rendered exterior, gabled roofs and stylish windows give it plenty of kerb appeal and make it stand out from the neighbouring properties.

It is set back from the road by rustic wooden fencing, with planting and a lush green lawn behind. A gated block brick driveway to the side fronts the integral garage.

The covered entrance door opens into the bright hallway, with a useful guest cloakroom to the left and an under stair cupboard to keep the space clutter free.

The unrestricted views of the elegant, light filled interior immediately creates a sense of flow and balance that certainly delivers a family friendly style of living.

First on the right, light pours into the living room through its shuttered bay window overlooking the residential street. It is a welcoming space with stylish décor, fitted shelves, warm wooden effect parquet flooring and a wood burning stove. There is plenty of room for furniture and Crittall style doors can remain open or closed, giving access into the dining room behind.

The fabulous open plan kitchen/breakfast/dining room at the rear is truly the heart of the home brightened by glazed roof lanterns and glazed sliding doors that can lie open into the garden in the warmer months. The stylish and streamlined kitchen is a well-designed space with oak interior Shaker style cabinets topped off with granite countertops, offering plentiful storage and space for freestanding appliances. A large island with further storage and a breakfast bar overhang for seating makes it a very social space, enabling you to chat to friends and family as you prepare dinner. With a generous space to the side for a large dining table and chairs it provides great family living and entertaining space.

Off the kitchen to the side there is a separate utility room with an additional sink for muddy boots and paws, fitted units including a cloakroom cupboard and tall housing unit with stacking space for appliances. A door gives rear garden access.

A second reception room behind the kitchen, shortly to benefit from two sets of Crittall style doors, is a very versatile space and is currently set up as a snug to relax in.

Next door the home office, with access into the integral garage with an electric up and over door to the front, offers a great space to avoid the morning commute.

Climbing the stairs, brightened by a large front aspect window and a Velux window above, the wide landing has rooms running off it at all angles and access into the loft.

There are four double bedrooms, all with large windows and three with fitted wardrobes. The principal bedroom benefits from its own modern en suite shower room.

The generously sized contemporary family bathroom with a shower over the bath completes the first floor.

Outside the rear garden offers a high level of privacy with a paved terrace stretching the width of the kitchen/dining room, perfect for summer dining. There are stocked flower beds, an expanse of lawn and a gravelled pathway which leads to two further paved terraces. The garden is bordered on all sides by a mix of wooden and wire fencing and mature hedging making it a safe sanctuary for children and pets.

This impressive family home offers a luxury lifestyle that you could move straight in and enjoy. A must see!







**Snug:** wooden effect flooring, radiator and two sets of internal Crittall style doors to be installed shortly.

**Home Office:** side aspect double glazed window, fitted open shelves and cupboards, wooden effect flooring with underfloor heating, door opening into integral garage.

**Living Room:** front aspect double glazed bay window with shutters, Karndean wooden effect parquet flooring, fireplace with wood burning stove, stone hearth, oak beam mantelpiece, fitted open bookshelves, internal rear aspect Crittall style doors, column radiator, radiator.

**Kitchen/Breakfast/Dining Room:** rear aspect double glazed window, rear aspect glazed sliding doors, glazed roof lanterns, space for large range oven, AgaRangemaster stainless steel extractor, tiled splashback, space for American style fridge/freezer, Howdens Shaker style eye and base level units with oak internals, larder cupboard with spice racks and vegetable drawers, curved corner unit, corner extending unit, pull out cupboard, double Belfast sinks with Quooker tap, granite countertops with upstands, island with granite countertop, electrical point, pan drawers, base level cupboards, breakfast bar overhang with seating for 2 bar stools, Mandarin stone flooring with underfloor heating.

**Utility Room:** rear aspect part glazed door, Howdens base level units, full height units, cloakroom cupboard unit, stacking space for appliances, under counter space and plumbing for appliance, stainless steel sink with drainer and mixer tap, granite countertop, Mandarin stone flooring with underfloor heating, part paneled wall.

**Integral Garage:** electric front aspect up and over door, wall hung Ideal boiler, water pressure unit, lighting, electricity, room for storage.



**Principal Bedroom:** rear aspect double glazed window, fitted wardrobes with hanging rails and shelves, ceiling loft access hatch, radiator.

**En-suite:** side aspect opaque double glazed window, shower enclosure with rainwater shower head and handheld shower attachment, vanity unit with wash hand basin and mixer tap over and drawer under, low level WC, heated towel rail, tiled walls, and flooring.

**Bedroom 2:** front aspect double glazed window, fitted wardrobes with hanging rails and shelving, radiator.

**Bedroom 3:** rear aspect double glazed window, fitted wardrobes with hanging rails, shelving and open shelving, radiator.

**Bathroom:** rear aspect opaque double glazed window, tile enclosed bath with rainwater shower head, hand held shower attachment, mixer tap, glass shower screen, vanity unit with double width wash hand basin with mixer tap over and drawer and cupboard under, low level WC, heated towel rail, part tiled walls and flooring.

**Bedroom 4:** front aspect double glazed window, radiator.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

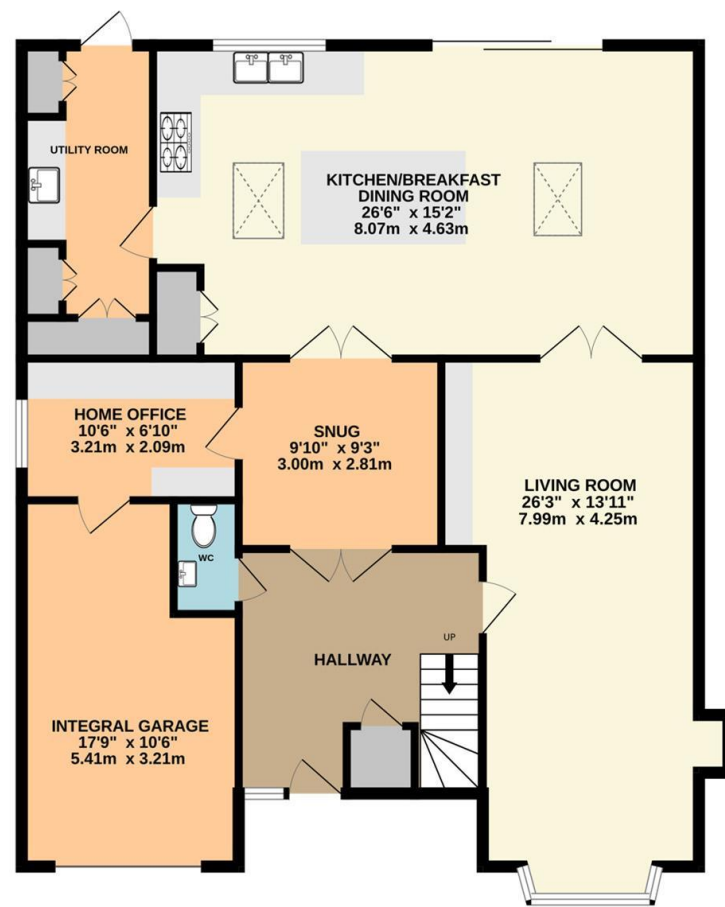
Council tax: Band F (£3,430.36)

EPC: C (75)

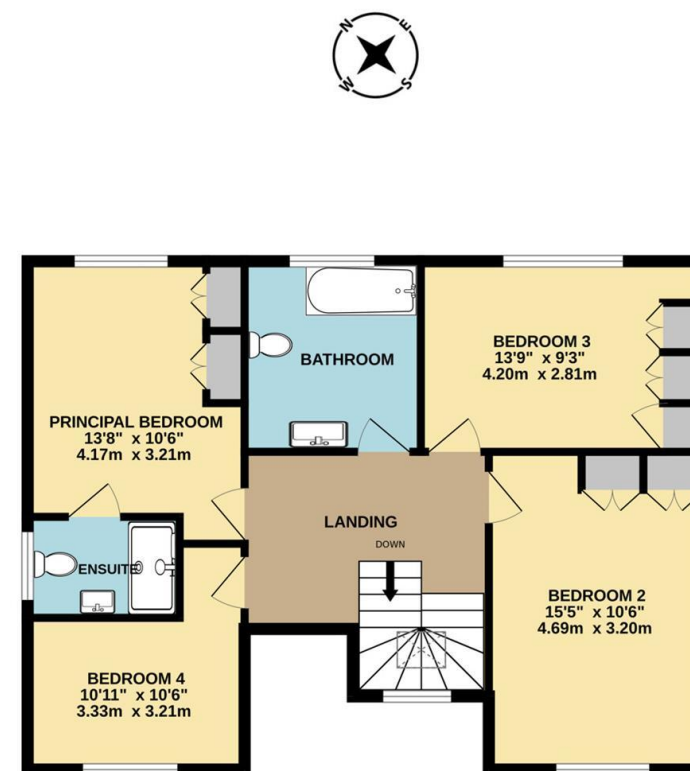




GROUND FLOOR  
1279 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 173 SQ.M / 1,845 SQ.FT

TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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're 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, within walking distance of the property, 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 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. High Brooms mainline station in Southborough is also about a mile away, with fast and frequent train services to London Charing Cross. Victoria station can be accessed from other stations on route. 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. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep.





