



**BOUNDS OAK WAY, SOUTHBOROUGH**

**TUNBRIDGE WELLS - £900,000**



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*

28 Bounds Oak Way, Southborough, TN4 0TN

**Entrance Hall - Cloakroom - Kitchen - Sitting/Dining Room - Family Room - Study - Five Bedrooms - Family Bathroom - Shower Room - Large Garden**

Occupying a generous plot within one of Southborough's most desirable residential locations, this spacious five-bedroom detached family home presents an exciting opportunity for buyers looking to create their ideal home. Offering well-proportioned accommodation throughout, attractive kerb appeal and a large rear garden, the property combines excellent family living space with outstanding potential for refurbishment and modernisation.

The ground floor offers a welcoming entrance hall with cloakroom, a fitted kitchen with breakfast area, a generous dual-aspect lounge opening into a separate dining area, a spacious family room overlooking the garden, and a separate study ideal for home working. The layout provides flexible living accommodation perfectly suited to modern family life.

Upstairs, there are five well-proportioned bedrooms served by both a family bathroom and a separate shower room, making the property ideal for growing families.

Externally, the property enjoys an attractive block-paved driveway providing parking for several vehicles, mature front gardens and two single garages with power and lighting. The generous north-east facing rear garden is predominantly laid to lawn with established shrub borders, offering a wonderful space for outdoor entertaining, children to play or further landscaping.

Located in a quiet and highly sought-after area of Southborough, the property is well placed for highly regarded schools, local amenities, countryside walks and excellent transport links. Although requiring updating throughout, this is a rare opportunity to purchase a substantial detached home with enormous scope to modernise and add value in a prime location.

**PORCH:**

UPVC entrance door with glazed inserts opening into an enclosed porch featuring quarry tiled flooring and an internal glazed timber door leading into the entrance hall.





**ENTRANCE HALL:**

A welcoming hallway with laminate wood flooring, radiator, ceiling light, carpeted staircase rising to the first floor and useful understairs storage cupboard housing the consumer unit and meters.

**CLOAKROOM:**

Fitted with a low-level WC and wash hand basin, quarry tiled flooring and an obscure glazed window.

**KITCHEN:**

Fitted with a range of wooden base units with work surfaces over incorporating a ceramic one-and-a-half bowl sink with drainer and swan neck mixer tap. Features include tiled splashbacks, gas hob, separate double oven housed within freestanding cabinetry, space for a washing machine and room for a breakfast table. Double glazed window overlooking the rear garden.

**SITTING/DINING ROOM:**

A spacious dual-aspect reception room filled with natural light. The lounge enjoys a large double glazed bay window to the front, feature fireplace with log-burning stove, two radiators and opens through an archway to the dining area. Sliding glazed doors provide access to the family room, creating a flexible entertaining space.

**FAMILY ROOM:**

A generous additional reception room with dual-aspect double glazed windows overlooking the rear garden, sliding patio doors opening onto the garden, gas fire and radiator.

**STUDY:**

Ideal for home working, with a double glazed window to the front, radiator and ample space for a large desk and additional office furniture.

**FIRST FLOOR LANDING:**

Carpeted landing with double glazed window to the front and loft access.

**BEDROOM:**

A generous double bedroom with double glazed window to the front, radiator and ample space for bedroom furniture.

**BEDROOM:**

Double bedroom overlooking the rear garden with radiator, space for a double bed, three-door wardrobe and additional furniture.

**BEDROOM:**

A comfortable bedroom with rear aspect double glazed window, radiator and space for bedroom furniture.

**BEDROOM/COT ROOM:**

Front aspect room with radiator, airing cupboard and double glazed window. Ideal as a nursery, dressing room or home office.

**BEDROOM:**

A single bedroom with rear aspect double glazed window, radiator and space for bedroom furniture.

**FAMILY BATHROOM:**

Comprising a panel enclosed bath, vanity unit incorporating a wash hand basin with mixer tap, low-level WC, radiator, heated towel rail and obscure glazed side window.

**SHOWER ROOM:**

Fitted with a shower enclosure with wall-mounted shower, pedestal wash hand basin, radiator and obscure double glazed rear window.

**GARAGE:**

Two single garages with individual up-and-over doors, power and lighting, rear access door to the garden and rear window.

**BOILER ROOM:**

Housing the Worcester Bosch boiler with radiator, power points and double glazed window.

**OUTSIDE FRONT:**

An attractive block-paved driveway provides off-road parking for several vehicles and is complemented by a lawned front garden with mature shrub borders.

**OUTSIDE REAR:**

A generous North-East facing rear garden, predominantly laid to lawn with mature shrubs bordering.

**SITUATION:**

Bounds Oak Way is a much sought after road being within walking distance of the small High Street at Bidborough with its convenience store/post office and the popular Kentish Hare public house on Bidborough Ridge and Southborough high street with a variety of amenities. Nearby is an easy walk to the beautiful Common. The main town centres of Tunbridge Wells and Tonbridge are each approximately 2 miles distance offering a much wider range of shopping facilities, together with main stations providing fast and frequent train services to London and the south coast. The property is also well located for easy access on to the A21 dual carriageway which provides a direct link to the M25 orbital motorway. There is a good selection of schooling within the area catering for all age ranges particularly the highly regarded Bidborough Primary School, local Grammar Schools and prestigious private schools.



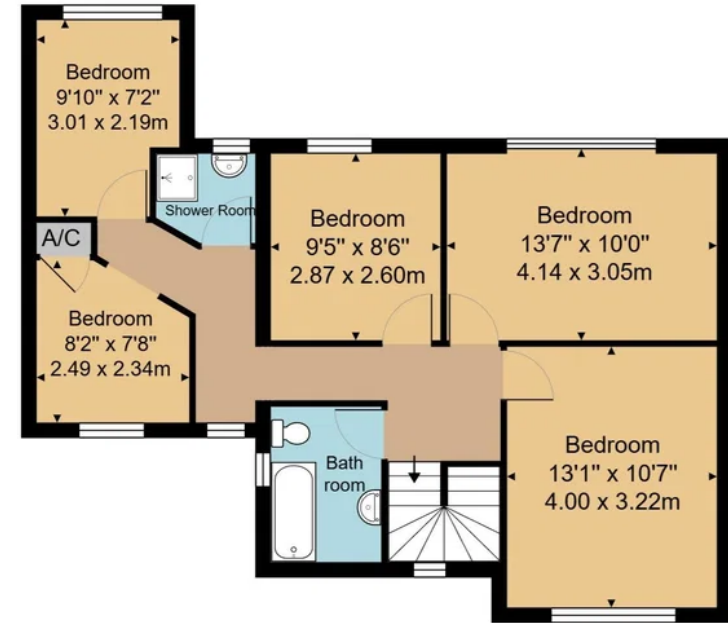
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VIEWING:  
By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:  
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England  
- [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage





**Ground Floor**

**First Floor**



House Approx. Gross Internal Area 1526 sq. ft / 141.8 sq. m  
 Approx. Gross Internal Area (Incl. Garages) 1928 sq. ft / 179.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

124 London Road, Tunbridge Wells,  
 Kent, TN4 0PL  
**Tel: 01892 511311**

Email: [southborough@woodandpilcher.co.uk](mailto:southborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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