



HONNINGTON, LAUREL BANK

ROYAL TUNBRIDGE WELLS - £1,400,000



Honnington

Laurel Bank, Southborough, Royal Tunbridge Wells
Kent, TN4 0DG

**Entrance Porch - Entrance Hall - Living Room - Dining
Room - Study/Family Room - Shower Room
Kitchen/Breakfast Room - Utility Room - Four Bedrooms
Family Bathroom - Separate WC - Garage - Large Driveway
Landscaped Garden**

Situated in a private road in a popular area of Tunbridge Wells being within walking distance of well regarded primary and secondary schools as well as being a short distance from the main line station offering fast and frequent services to London and the south coast, as well as easy access to the A21 and M25, makes this a superb family home.

Set in the very top of the cul-de-sac the property is screened by mature hedging and is approached over a private gravel driveway providing access to the garage. There is an entrance porch which is handy for the removal of muddy boots after local countryside walks and from there you step into a spacious and bright entrance hall with original parquet flooring leading you to the reception rooms on all sides. A double cloaks cupboard provides ample space for coats, hats, and shoes.

The living room enjoys a stunning aspect over the manicured rear garden through a large picture window bringing huge amounts of light into the spacious room, which also has an open fireplace making it extra cosy in the wintertime.

The dining room has a vaulted ceiling with a lantern roof as a stunning feature, with double doors opening to the garden and an aspect to the front. This room could also be used as a playroom or snug depending on the family needs.

A study is an essential these days and enjoys a dual aspect as does almost every room in the house.





The kitchen/breakfast room is beautifully fitted with a hand made Woodworks shaker style kitchen cabinetry in Farrow & Ball New White with a contrasting work surface and has space for a large Range cooker.

A substantial pantry offers ample additional storage. The utility room is a recent addition and is fitted with duck egg blue cabinetry matching the kitchen and a beautiful butler sink, as well as having a stable door to the garden.

A modern shower room completes the downstairs accommodation.

Upstairs the landing is galleried and has a vast airing cupboard fitted with boiler, hot water tank and water softener. There is also access to the fully boarded loft with a fitted ladder which could be converted (SSTC) to contain a master suite if desired. All the bedrooms are good size double bedrooms and are dual aspect, bar one.

The main bedroom has a range of fitted wardrobes, also handmade and have hanging space and integrated shelving and drawers. Two of the other bedrooms also have fitted wardrobes.

A modern family bathroom is beautifully finished with pale green panelling, fitted with a bath and shower overhead as well as a separate cloakroom which has the same high quality finish.

Outside the rear garden is completely private and mostly laid to lawn and hedge bound to the left and rear, with flower beds and borders containing mature shrubs and flowering annuals.

There is a vegetable patch at the bottom of the garden which is screened off with a trellis and covered in sweet peas with the vegetable area having raised beds, a greenhouse, and composting area. In addition, there is a summerhouse and shed as well as external electrics, outside tap, and wood store.

ENTRANCE PORCH:

Double glazed door with glass panels and double glazed panels to side, wood front door with brass furniture.

ENTRANCE HALL:

Front aspect double glazed window, radiator, parquet flooring, large cloaks cupboard, stairs to first floor.

LIVING ROOM:

Large double glazed picture window with views over the garden, double glazed window to either side, open fireplace with slate hearth and oak surround with fitted bookcase to either side, two radiators, ceiling spotlights.

DINING ROOM:

Double glazed double doors to garden with double glazed window to either side, two front aspect double glazed windows, two radiators, skylight.

STUDY/FAMILY ROOM:

Front and side aspect double glazed windows, radiator, ceiling spotlights.

SHOWER ROOM:

Front aspect frosted double glazed window with plantation shutter, corner shower cubicle with thermostatic controls and tiled walls, W.C, wall hung wash hand basin, part panelled walls, heated towel rail, extractor, ceiling spotlights, Karndean floor.

KITCHEN/BREAKFAST ROOM:

Rear and side aspect double glazed windows, handmade kitchen in Farrow & Ball New White shaker style finish with contrasting work surface and tiled splashbacks, under counter fridge, dishwasher, 1 ½ porcelain sink with mixer tap and drainer, space for Range cooker, radiator, large larder cupboard, under floor heating, pantry.

UTILITY ROOM:

Front aspect double glazed window with fitted plantation shutters, fitted with handmade shaker style cupboards and drawers in duck egg blue, wood effect work surface, butler sink with combined mixer tap and spray, bespoke built shoe/coat rack with seating and shelving, double glazed stable door to garden with double glazed window beside, laminate wood effect flooring, ceiling spotlights, under floor heating.

FIRST FLOOR LANDING:

Side aspect double glazed window with plantation shutters, part galleried, large airing cupboard housing boiler, hot water tank and water softener and fitted with slatted shelving, loft hatch with fitted ladder and light (large enough for conversion).

BEDROOM:

Front and side aspect double glazed windows, radiator, large range of built in, hand made wardrobes with hanging space and drawers.

BEDROOM:

Two rear aspect double glazed windows, built in shelving, radiator.

BEDROOM:

Rear aspect double glazed window, radiator, built in wardrobe.

BEDROOM:

Rear and side aspect double glazed windows, radiator, picture rail.



THIS HOME
IS BLESSED
WITH LOVE,
LAUGHTER,
FRIENDSHIP,
AND A CAT



BATHROOM:

Front aspect double glazed window fitted with plantation shutters, bath with thermostatic controls and waterfall head, separate hand held attachment, mixer tap set to side, tiled splashbacks, wash hand basin set in vanity with cupboard under and oak top, part panelled walls, heated towel rail, ceiling spotlights, extractor.

W.C:

Side aspect frosted double glazed window fitted with plantation shutters, part panelled walls, W.C, radiator, Karndean floor, ceiling spotlights.

GARAGE:

Detached garage with wooden double doors and frosted glass inserts, double glazed door to garden, electric and light, eaves storage.

OUTSIDE:

FRONT: Spacious gravel driveway with parking for several vehicles, mature hedging, lawn, flower beds, outside tap, access to rear, space for EVP.

REAR: Large east-facing landscaped garden, mainly laid to lawn with mature hedging to left and rear boundary, raised patio area with flower beds and borders, further patio with pathway leading to bottom of the garden, mature trees including apple and oak, summerhouse with power and light, potting shed, rose covered pergola entrance to vegetable patch which is concealed behind sweet pea covered trellis, six raised beds, composting area, greenhouse, wood store to the side of the house, electrics, outside tap.

TENURE:

Freehold

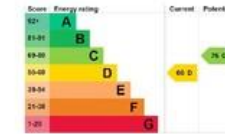
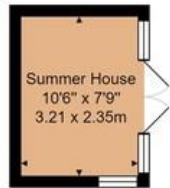
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311





House Approx. Gross Internal Area 1975 ft² ... 183.5 m²
 Approx. Gross Internal Area 2108 ft² ... 195.8 m²
 (excluding summer house)

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.

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