



DARNLEY DRIVE
SOUTHBOROUGH - £1,695,000



17 Darnley Drive

Bidborough, Southborough, Kent, TN4 0TH

**Entrance Porch - Cloakroom - Entrance Hall - Living Room
Dining Room - Kitchen/Dining/ Family Room - Utility Room
Principal Bedroom with Ensuite Bathroom - Four Further
Bedrooms - Family Shower Room - Large Loft Room
Established Gardens of 1/3 acre - Garage - Driveway**

NO CHAIN

From its elevated position this glorious example of a 1930's detached tile hung house sits imposingly in its large and established gardens. Rarely available in this location, the property has a wonderful warm feeling to it and offers fantastic accommodation in an enviable location. The current owners have completed a huge amount of renovation work to a very high standard including new timber casement windows throughout, an extension with full height glass doors and sky lantern opening on all sides to the flagstone terrace which is fitted with a Neptune kitchen and matching utility room, new heating systems, electrics, driveway, and garage to name a few.

Walking into the entrance hall you are greeted with an aspect of the mature gardens through double doors and large glass extension at the far end which floods the house with light and shines off the polished parquet floor. This beautiful floor flows through into the large living room with its double aspect windows and particularly the oriel window overlooking the rear garden, inset open fireplace and high beamed ceilings, as well as into the large dining room which is situated on other side of the house affording an aspect to the front. The owners have created a large glass extension with a sky lantern to provide a wonderful kitchen/ dining/ family room space with the extension opening to three sides onto a large patio entertaining area and with underfloor heating to the limestone floor.





The Neptune kitchen is finished to a high specification with Quooker tap, induction hob set into the island, space for an American style fridge/ freezer and a Quartz worksurface. They have matched the specification of the kitchen to a rear lobby space with more storage, and further kitchenware as well as there being a matching utility room which houses the hot water tanks/ boiler as well as the washing machine and tumble dryer.

Upstairs the galleried landing gives a wonderful feeling of space and flows towards the principle bedroom with far reaching views towards Bidborough, with built in wardrobes and a modern ensuite bathroom as well as four further bedrooms and a family shower room which is also recently refitted and has underfloor heating. One of the bedrooms has a fixed staircase leading to a loft room which could be fully converted (SSTP) but has had a reinforced floor and is currently used as an at-home gym.

Outside there are large and mature gardens with a range of beautiful flowering trees such as magnolia and cherry, as well as a walled suntrap terrace and patio area. The front gives a good measure of privacy being screened from the road and has the advantage of both garage and off-road parking for multiple vehicles on a recently created resin driveway.

We have no hesitation in recommending an early appointment to view as the finish of the property, and exceptional space and location guarantees a quick sale and is being sold with NO ONWARD CHAIN.

ENTRANCE PORCH:

Part glazed front door with frosted glass panels to either side, tiled floor, sliding door to cloakroom, hospital-style radiator, door to entrance hall.

CLOAKROOM:

Frosted window to front, wall hung basin, WC with concealed cistern, hospital-style radiator, tiled floor.

ENTRANCE HALL:

Cloaks cupboard with hanging space and housing alarm panel, further understairs cupboard, original parquet floor, stairs to first floor, double doors to kitchen/ family room.

DINING ROOM:

Front aspect timber casement windows, parquet floor, hospital-style radiator.

SITTING ROOM:

Front aspect double glazed timber casement bay window and large oriel window to rear, beamed ceiling, inset wood burning stove, hospital-style radiator, parquet floor.

KITCHEN/BREAKFAST ROOM:

The fabulous Neptune fitted kitchen lies at the heart of the house, finished to a high specification and featuring a large island breakfast bar, quartz worksurfaces, multiple cupboards and drawers and integrated appliances including a Siemens induction hob, Miele oven, integrated dishwasher, Quooker tap and with space for an American-style fridge freezer. The extensive limestone flooring, with underfloor heating, links from here to the open plan dining/family area which has a high lantern ceiling and glazed corner doors open onto a beautiful terrace, creating seamless space for enjoyment throughout the year.

UTILITY ROOM:

Matching Neptune kitchen with quartz worksurface and limestone tiled floor with a large airing cupboard housing a dual tank pressurised system and electrical consumer unit plus a further cupboard housing the wall mounted boiler. Double glazed timber casement window to front and space and plumbing for washing machine and tumble dryer.

BEDROOM:

Front aspect timber casement windows, range of built in wardrobes with ample hanging and shelving space, radiator.

EN-SUITE:

Double glazed timber casement window to rear, suite comprising WC with concealed cistern and dual flush, basin set into vanity unit with drawers below, bath with mixer tap, tiled splashbacks & floor, heated towel rail.

BEDROOM:

Front aspect double glazed timber casement window, radiator, fixed staircase to attic room.

BEDROOM:

Rear aspect double glazed timber casement windows, radiator.

BEDROOM:

Front aspect double glazed timber casement window with far reaching views towards Speldhurst, radiator, built in wardrobe.

BEDROOM:

Side aspect double glazed timber casement window and far reaching views towards Speldhurst, radiator.

LOFT ROOM:

Velux windows to front and rear aspects, re-inforced flooring to accommodate gym equipment, eaves storage - this room could be fully converted into a further bedroom & bathroom if desired.



SHOWER ROOM:

Rear aspect double glazed timber casement window, hand wash basin with mixer tap and vanity cupboards below, WC with concealed cistern and dual flush, step in thermostatic shower with waterfall head and hand held attachment, tiled walls and floor, heated towel rail.

DETACHED GARAGE:

Newly built with electric rolling door, power & light.

OUTSIDE FRONT:

The property is approached over a recently laid resin driveway which provides ample parking for several cars, with mature and established gardens to all sides including heathers, a beautiful Magnolia, flowering cherry, and silver birch. There is an area of lawn, flower beds and border with seasonal flowering plants, path to the rear and side of the house.

OUTSIDE REAR:

Mature, private part walled garden with a range of established trees including silver birches, firs and acer, flower beds and borders, wrought iron pergola with climbing pink roses, wrought iron gate to the front, hidden composting area, lawn, patio area and shed.

SITUATION:

Darnley Drive is a much sought after road being within walking distance of the small High Street at Bidborough with its convenience store/post office and popular The Hare public house on Bidborough Ridge. 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.

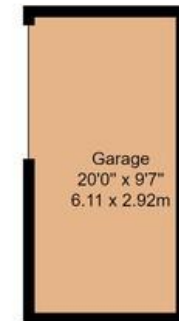
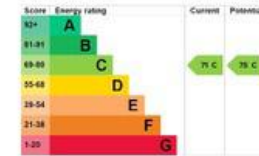
TENURE:

Freehold.

VIEWING:

By appointment Wood & Pilcher 01892 511311





House Approx. Gross Internal Area 2830 sq. ft / 263 sq. m
Garage Approx. Internal Area 191 sq. ft / 17.8 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.

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