



**THE RIDGEWAYE**  
**SOUTHBOROUGH - £795,000**



# 56 The Ridgeway

Southborough, Tunbridge Wells, Kent, TN4 0AE

**Entrance Hall - Sitting Room - Kitchen/ Dining Room -  
Utility Room - Cloakroom - Principle Bedroom with Ensuite  
Shower Room - Two Further Double Bedrooms - Family  
Bathroom - Home Office - Driveway Parking - Front & Rear  
Gardens**

Situated in one of Southborough's most desirable private no through roads, with views over playing fields and allotments to the front and far reaching views to the rear, is this very well presented and spacious family home.

The current owners have created an impressive family home with a large extension to create an open plan kitchen/ dining/ family room with two sets of bi-fold doors opening on to a raised deck area and garden beyond providing a fantastic entertaining space.

The kitchen is a contemporary modern kitchen finished in both pale and dark greys and a Corian worksurface as well as a central island unit and completed with a range of NEFF appliances. There is a separate sitting room with built in bookcases and cupboards as well as a feature fireplace and plantation shutters to the front. Even stepping into through the front door into a spacious entrance hall gives a generous feeling of space and light.

Upstairs there are three large double bedrooms, with the principle bedroom having a range of built in wardrobes and modern en-suite shower room as well as lovely family bathroom.

Outside there is a brick built drive to the front providing parking for a number of vehicles as well as pretty front gardens and to the rear the south-east facing garden offers some lovely views, being mainly laid to lawn but with a raised deck area and further patio and has a summerhouse at the bottom of the garden with power and water which would be an ideal working from home space or to run a business from. Homes presented to this standard, and in this location always sell quickly and we have no hesitation in recommending an early viewing.

Composite front door with frosted panels to three sides into:

#### **ENTRANCE HALL:**

Large entrance space with stairs to first floor, ample space for shoes/coats, radiator, wood effect laminate flooring, double doors to:

#### **SITTING ROOM:**

Double glazed window to front with plantation shutters, range of built in bookcases and storage below, radiator, picture rail, gas effect fireplace.



**KITCHEN/DINING ROOM:**

Stunning open plan space with two sets of bi-fold doors opening to decked area, contemporary kitchen finished in matte dark and pale grey with Corian worksurface and riser, central island unit with NEFF halogen hob and integrated extractor, dual NEFF oven, space for American style fridge freezer, space for wine cooler, integrated dishwasher, sink unit with spray mixer tap, double glazed window to side, ceiling spotlights, radiator, skylight.

**UTILITY ROOM:**

Fitted with wall and floor cupboards and drawers with matching worksurface, space and plumbing for washing machine and tumble dryer, sink unit with mixer tap, large understairs cupboard, ceilings spotlights, extractor, tiled floor, double glazed door to side.

**CLOAKROOM:**

Two frosted double glazed window to side, wc with concealed cistern, wall hung basin with cupboard below and mixer tap, heated towel rail, tiled splashbacks, ceiling spotlights, extractor, tiled floor.

**LANDING:**

Loft hatch.

**BEDROOM:**

Double glazed window to rear, radiator, range of built in wardrobes, picture rail.

**BEDROOM:**

Two double glazed window to rear, radiator, picture rail.

**BEDROOM:**

Double glazed window to front with plantation shutters, radiator, picture rail, range of built in wardrobes.

**EN-SUITE:**

Frosted double glazed window to front with plantation shutters, modern shower enclosure with waterfall head and separate hand held attachment, wall hung basin with cabinets below, wc, heated towel rail, tiled walls and floor, ceiling spotlights, extractor.

**BATHROOM:**

Two frosted double glazed window to front and one frosted double glazed window to side, modern freestanding bath with central mixer tap, wall hung basin with cabinet below, wc, heated towel rail, tiled walls and floor, ceiling spotlights, extractor.

**OUTSIDE FRONT:**

Off road parking for several vehicles on a brick built driveway, path to front of house, lawn, mature shrubs, side access.

**OUTSIDE REAR:**

Raised deck area made of composite material with balustrade and steps down to flagstone patio and pathway, lawn, mature trees and shrubs, south-east facing, gated side access, further deck area to side of:



### SUMMERHOUSE:

Double doors, ceiling spotlights, power, lights and water supply.

### SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

### TENURE:

Freehold.

### COUNCIL TAX BAND:

E.

### 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

Heating - Gas Fired Central Heating

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 obtained. 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



Sales, Lettings, Land & New Homes



124 London Road, Tunbridge Wells,  
Kent, TN4 0PL

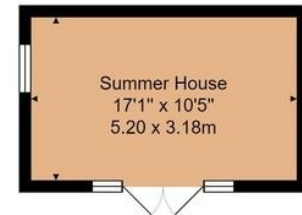
Tel: 01892 511311

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

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

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | B2 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 1617 sq. ft / 150.3 sq. m  
Outbuilding Approx. Internal Area 178 sq. ft / 16.5 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.