



THE RIDGEWAYE
SOUTHBOROUGH - GUIDE £800,000 - £850,000



30 The Ridgeway

Southborough,
Tunbridge Wells, TN4 0AD

Entrance Porch - Kitchen/Dining Room - Utility Room - Study - Dining Room/Conservatory - Rear Lobby - Bedroom - Cloakroom - Sitting Room With Vaulted Ceiling - Sun Room With Doors To Garden - 2 Further Bedrooms - Family Bathroom - Bedroom & En-Suite Bathroom - Front Garden - Driveway Providing Off Road Parking For 4/5 Vehicles - Garage - South Easterly Rear Garden With Patio Areas & Raised Deck

Situated in one of Southborough's most desirable private no through roads, with views over playing fields and allotments is this very well presented and spacious detached family home set on a great size, private plot with further potential to extend if desired although it has been much improved by the current owners.

The property is approached over a driveway providing ample parking and path to the front door where you step into an entrance porch and from there directly into the modern and spacious kitchen/dining room. This room has a high ceiling with skylight and brickwork detailing given it a rustic feeling but with modern gloss black cabinetry and butchers block work surface. There is a useful utility room behind it which also provides access to the garage and garden.

Moving through the property is a snug/study which in turn leads to a sunny conservatory which is currently used as a formal dining room. From the study is one of the double bedrooms with built in wardrobes and its own cloakroom which can also be accessed by visitors.

The sitting room is the most impressive room of this property with high vaulted ceilings and Velux windows providing lots of light. There is parquet flooring and a fireplace making the room feel both spacious and snug.

The principal bedroom is a good size double room with built in wardrobes and a modern en suite bathroom. In addition, you will find two further bedrooms and the stunning family bathroom which has recently been refitted with a step in shower, bath, WC and basin.

Outside there is a garage in addition to the driveway and front garden and the side and rear gardens wrap around with kids play area and grown up patio seating with both sections being entirely private and enjoying a sunny aspect.

Homes presented to this standard, and in this location always sell quickly and we have no hesitation in recommending an early viewing.

Double glazed front door with glazed inserts into:

ENTRANCE PORCH:

Frosted double glazed window to side, tiled floor, space for coats and shoes, further decorative double glazed front door.



KITCHEN/DINING ROOM:

Fitted with a range of gloss black cabinetry with solid oak work surface and tiled splashbacks. Space for Range cooker with stainless steel extractor and splashback. One and a half bowl sink unit with mixer tap and drainer. Integrated dishwasher. Space for fridge/freezer. Cupboard housing boiler. Tiled floor, radiator. Two double glazed windows to the front and vaulted ceiling with Velux windows.

UTILITY ROOM:

Wall mounted cupboards, space and plumbing for washing machine and tumble drier, double glazed door to front, door to garage, tiled floor.

STUDY:

Hatch to loft, double glazed double doors to dining room/conservatory, radiator, solid wooden flooring door to rear lobby.

DINING ROOM/CONSERVATORY:

Double glazed window to side, tiled floor, pitched roof, radiator.

REAR LOBBY:

Small 'ante' area with tiled floor, thermostats, door to bedroom and door to cloakroom.

BEDROOM:

Double glazed window to front, radiator, laminate floor, built-in wardrobes, airing cupboard housing hot water tank.

CLOAKROOM:

Frosted double glazed window to side, WC with concealed cistern, wash hand basin with vanity cupboard and tiled splashback, tiled floor.

SITTING ROOM:

Vaulted ceiling with four Velux windows, two double glazed windows to side and double glazed door to sun room. Solid oak flooring, electric feature fireplace, two radiators, picture rail.

SUN ROOM:

Double glazed windows and doors with double doors to raised deck leading to garden, radiator.

BEDROOM:

Double glazed window to rear, two built-in wardrobes, radiator, laminate floor.

BEDROOM:

Double glazed window to rear, built-in wardrobe, radiator, wooden floor.

FAMILY BATHROOM:

Panel enclosed bath with mixer tap, hand held attachment and glass screen, step in shower with waterfall head, WC, pedestal wash hand basin. Heated towel rail, medicine cabinet, splashbacks, extractor. Frosted double glazed window to rear.

BEDROOM:

Double glazed window to side, radiator, laminate floor.

EN-SUITE:

Panel enclosed bath with thermostatic shower, waterfall head and waterfall tap, WC with concealed cistern, wash hand basin with cabinet below and tiled splashback. Heated towel rail, tiled floor, cupboard with shelving.



OUTSIDE FRONT:

Driveway leading to garage and off road parking for 4/5 vehicles, lawn, mature shrubs, side access.

GARAGE:

Up and over door.

OUTSIDE REAR:

A south-easterly 'L' shaped garden comprising lawn, mature hedging, patio areas and raised deck, outside tap.

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
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 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



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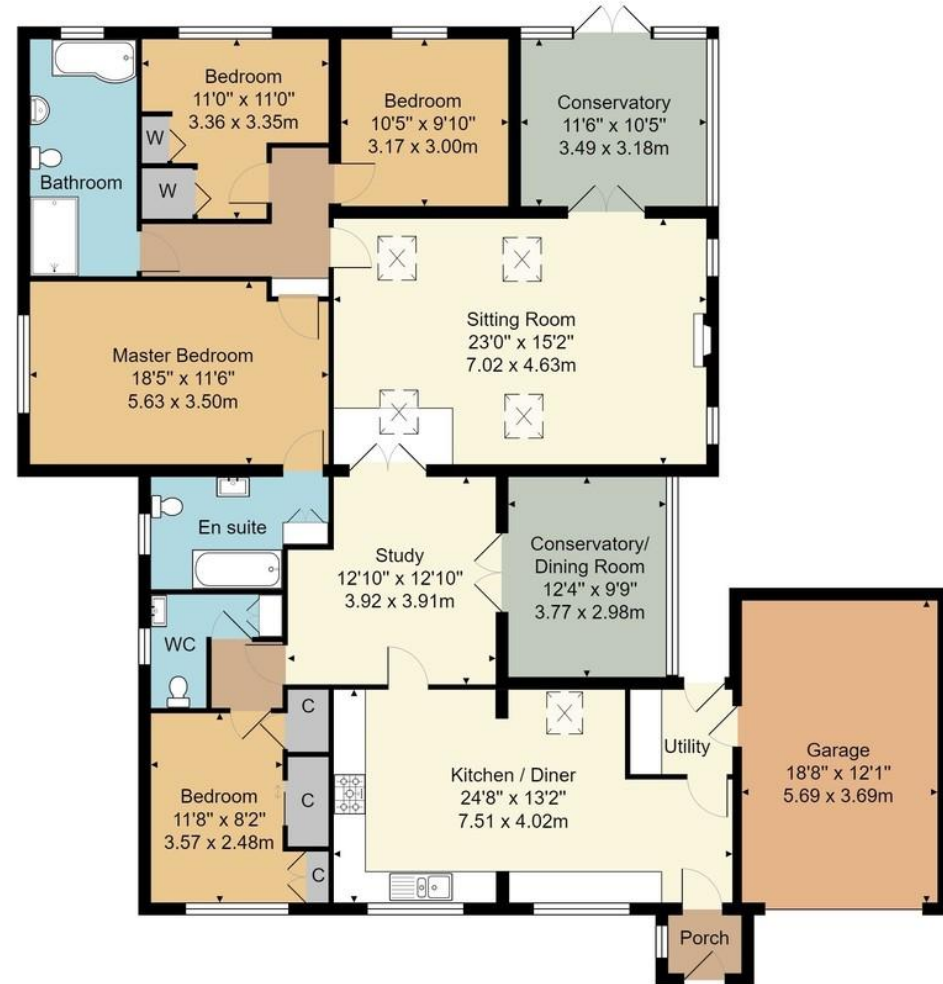
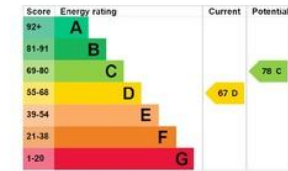


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Bungalow Approx. Gross Internal Area 2036 sq. ft / 189.2 sq. m
Approx. Gross Internal Area (Incl. Garage) 2270 sq. ft / 210.9 sq. m

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.