



THE RIDGEWAYE  
SOUTHBOROUGH - £750,000





# 40 The Ridgewaye

Southborough,  
Tunbridge Wells, Kent, TN4 0AD

**Entrance Hall - Sitting/Dining Room - Kitchen - Study - Four Bedrooms  
- Bathroom - Front and Rear Gardens**

Situated in a popular, private road is this detached, 1930's family home. The house is set back from the road behind a spacious front garden and block paved driveway. A useful external porch opens into the entrance hall with doors to both the sitting/dining room and study. The sitting/dining room is a great size and benefits from being dual aspect, ensuring plenty of natural light. There is plenty of space for large sofas along with a table and chairs. Wide sliding doors open onto the patio and garden behind. The study is situated at the front of the house and is a good size with a fireplace, fitted under stairs cupboard and window to the front. Situated at the rear of the house is the kitchen, with access from both the study and sitting/dining room. The kitchen offers plenty of fitted cream cupboards and granite effect worktops. It offers a fitted oven with gas hob along with space for a fridge/freezer, washing machine and dishwasher. A wide window looks onto the rear garden and a door to the side takes you to the lean to and garden. Upstairs the landing provides access to each of the four bedrooms and family bathroom. All four bedrooms are doubles and enjoy some lovely outlooks. The master bedroom and second bedroom benefit from fitted wardrobes and all four have space for free-standing furniture. Completing the first floor is the family bathroom with frosted window, bath with shower over, WC and wash basin. Outside the garden is a fantastic size and perfect for those with children and/or pets. Mainly laid to lawn it is full of life with many mature trees and plants to include apple trees. There are winding paths to its different sections along with patio areas, perfect for entertaining and dining.

Double glazed front door into:

## **ENTRANCE HALL:**

Stairs to first floor, radiator.





**SITTING/DINING ROOM:**

Double glazed window to front, gas fire (disconnected), two radiators, double glazed sliding doors to garden.

**KITCHEN:**

Double glazed window to rear, cupboards and drawers with laminate work surface over, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, gas hob, electric oven under, tiled splashback, wall mounted boiler, sink with mixer tap and drainer, doors to garden

**STUDY:**

Double glazed window to front, radiator, under stairs cupboard.

Lean to giving covered access front to rear.

**LANDING:**

Airing cupboard with hot water tank.

**BEDROOM:**

A double room, double glazed window to front, built in wardrobe, radiator.

**BEDROOM:**

A single room, double glazed window to rear, radiator.

**BATHROOM:**

Frosted double glazed window to rear, panel end bath with mixer tap and shower attachment with glass screen, WC, hand wash basin, tiled walls and flooring, radiator.

**BEDROOM:**

Double glazed window to front, radiator, picture rail, built in cupboard.

**BEDROOM:**

Double glazed window to rear, radiator, picture rail, loft hatch.

**OUTSIDE FRONT:**

Car port, driveway parking, lawn.

**OUTSIDE REAR:**

Mature trees and shrubs, including plum, apple, elder and magnolia, lawn, flowerbeds and borders, patio, pond, pergola with grape vine.



### 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:** F

### 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 Central Heating

Rights and Easements - Private Road

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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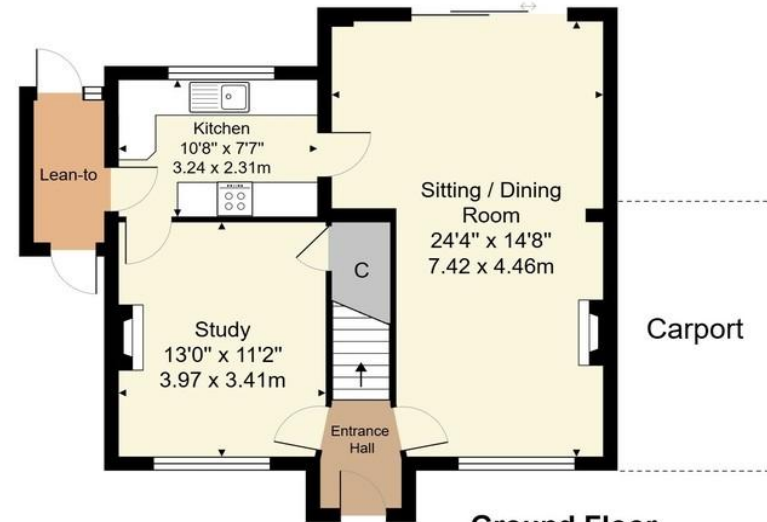
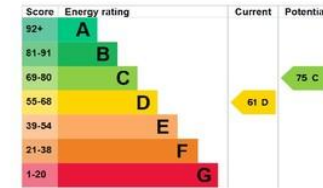
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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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**First Floor**



**Ground Floor**

**Approx. Gross Internal Area 1246 ft² ... 115.8 m²**

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.