



The Ridgeway, Southborough, Kent, TN4 0AD

Guide Price £850,000 - £875,000

When experience counts...

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Bracketts are pleased to introduce to the market this three/ four bedroom house. Set in Southborough within close proximity to both nearby motorways and High Brooms as the nearest station. Situated in a popular no-through road in Southborough opposite playing fields and within walking distance of local shops and amenities. Internally the property comprises entrance hall, sitting room with bay windows to the front, study / playroom, open plan kitchen dining room and a conservatory overlooking a large garden. To the first floor there are three large bedrooms, one of which is an en-suite and family bedroom. Externally the property boasts a large approx. 200ft rear garden, mainly laid to lawn with mature shrubs, trees & borders. A single garage and off street parking to the front. Offered with no onward chain we recommend viewing at your earliest convenience.

Detached Family Home

3/4 Bedrooms

Open Plan Kitchen / Breakfast
Room

Two Reception Rooms

Conservatory

Family Bathroom

En Suite Bathroom

Large Rear Garden

Garage & Driveway

Sought After Location

No Onward Chain





LOCATION: Southborough

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture.

It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25.

Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of The Ridgeway. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport.

Southborough Common, situated towards Pinewood Garden's end of the village, is a conservation area where cricket has been played for more than 200 years

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

Council Tax Band E

Double Glazed Windows

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



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