

Cats Castle, Church Road, Southborough





Cats Castle, Church Road, Southborough TN4 0RT

Picture Perfect Grade II Listed Attached 4-Bedroom House

Accommodation Summary

- Grade II listed attached house
- 4 bedrooms, 1 shower room, family bathroom
 - Two reception rooms
- Bespoke kitchen/breakfast room
 - 1st floor sitting room
 - 2nd floor study area
 - Period features
 - Woodland setting
- Off street parking on Common land
- Integral garage with utility space



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You will certainly be the cat that got the cream if you can call this home your castle.

Tucked away under a canopy of trees this charming four-bedroom attached house sits romantically in its woodland surroundings. Its immaculate white rendered period exterior is exquisite, giving a nod to its Grade II listed architectural heritage, parts of which are picked out in pale blue.

With glorious views over the common and the village cricket green you really feel as if you are in a tranquil rural setting. However, with first class schools, shops, restaurants and fast access transport links to central London on your doorstep, you truly have the best of both worlds.

A pretty pale blue lattice covered porch welcomes you into its light and spacious hallway, the two generous sized reception rooms located to the left.

First is the sitting room whose original features and working fireplace are offset beautifully by the room's warm neutral shades. Light bounces off the American oak wooden parquet floor from its triple multi panelled bay window which frames the leafy green view.

Next door is the dining room whose period French windows lead out onto the expanse of lawn to the front. It is a generous sized room with plenty of space for a large dining table and chairs whilst a Minsterstone fireplace and bespoke alcove cabinetry add to its beauty.

Across the hallway, a door leads you through to the spacious kitchen/breakfast room whose French windows with pretty stained glass detail give access to the home's off street parking area at the rear. A large window overlooking the inner courtyard enables you to gaze at the stars as you wash up while the kitchen's bespoke wooden country style cabinets provide ample storage space top and bottom.

The large Rangemaster cooker and integrated Bosch dishwasher are included as is the American style fridge/freezer. A side door gives access to the integral garage with space and plumbing for appliances and a sink to wash muddy boots or paws.

Climbing the stairs at the front of the house, past a useful guest cloakroom, the master bedroom is immediately on your left. This bright and spacious double bedroom is flooded with light from its triple bay window overlooking the Common and cricket green beyond. It's restful proportions and calming décor give charm to the room with a deep fitted storage cupboard and beautiful period fireplace adding to its appeal.

The second bedroom is also a good-sized double with a large window bringing delightful Common views in. A cleverly inset shower cubicle and a pretty fireplace make it an inviting and warm space to relax in.

A set of ladder stairs up to the second floor offer a great study space with eaves storage while an excellent family room with 5th bedroom potential links the front and back first floor bedrooms.

Two further bedrooms with leafy green woodland views and a family bathroom with a wall mounted shower over its bath completes the first floor.

Pretty common woodland borders the house giving you an expanse of lush green unrivalled views and open spaces with none of the upkeep. With a majestic church sat yards away at the top of the common and a cricket green to the side you can laze in bed on Sundays mornings with birdsong, church bells and the sound of leather on willow to lull you back into a restful slumber.

Cats Castle is the perfect home beautifully located amongst the trees and wildlife. A must see!





Canopied porch with lattice wooden sides to part opaque glazed entrance door, which opens to:

Entrance hall which has a wooden parquet floor, radiator with wooden shelf over, under stairs storage cupboard with side aspect window housing fuse box, part glazed door into internal courtyard with log store and doors to:

Reception 1/Sitting Room: 14'6 x 14'4' front aspect triple bay window with views of the Common and cricket ground beyond, working fireplace with period cast iron insert with oak wooden mantle and surround and marble hearth, American oak parquet flooring and radiators.

Reception 2/Dining Room: 15' x 12'9' front aspect fully glazed French doors leading onto the Common, American oak parquet flooring, plenty of space for dining, fitted corner alcove cupboard with open shelving and cupboard under, mid height fitted alcove cupboard with internal shelving, working fireplace with Minsterstone surround, cast iron insert and radiator.

Kitchen: 12'7 x 11'8' side aspect part opaque window overlooking the inner courtyard, 1 ½ stainless steel sink bowl with drainer and mixer tap over, Rangemaster double oven with grill, halogen hob and wall mounted wooden encased extractor fan above, American style fridge/freezer, integrated Bosch dishwasher, reclaimed oak wooden flooring, Fired Earth tiled splashbacks and radiator. The kitchen has plenty of granite worktop space and a good selection of bespoke wooden Woodwork eye and base level units and a painted wooden fireplace mantel and surround with large tiled hearth opening, perfect for storing wood logs.

Breakfast room: 14'10 x 11'2' rear aspect glazed French doors with coloured stained glass detail opening onto the parking spaces and woodland beyond, reclaimed oak wooden floor and radiator. There is plenty of space for a large table and chairs, a fitted wooden alcove tall housing cupboard, a wooden alcove fitted dresser unit, a painted wooden

fireplace mantel and surround with large tiled hearth opening and inset wood burner stove.

Rear stairs up to first floor and a door into:

Garage/Utility: 15'7 x 13'4' side and rear aspect opaque windows, double part opaque glazed wooden side opening garage doors leading onto shared driveway, electricity, lighting, stainless steel sink and drainer with mixer tap over with counter top to the side and cupboards under and space and plumbing for appliances.

Front stairs up to:

Cloakroom: rear aspect opaque window, corner wall mounted hand wash basin with mixer tap over, low level WC, wood effect laminate flooring and radiator.

First floor landing with doors to:

Bedroom 1/Master Bedroom: 15'7 x 14'6' front aspect triple bay windows with secondary glazing and views of the Common and cricket green beyond, period fireplace, deep fitted cupboard with hanging rail, pedestal wash basin and radiator.

Bedroom 2: 15'1 x 12'8' Front aspect window with secondary glazing and with views of the Common, period fireplace, pedestal wash basin, walk in tiled shower cubicle and radiator.

Family room/Bedroom 5: 11'10 x 11'5' side aspect window overlooking the internal courtyard, period fireplace, fitted bookcase, airing cupboard housing the water cylinder with shelving for linen and door into:

Rear first floor landing with rear aspect window, storage cupboard with shelving for linen, radiator and doors to:



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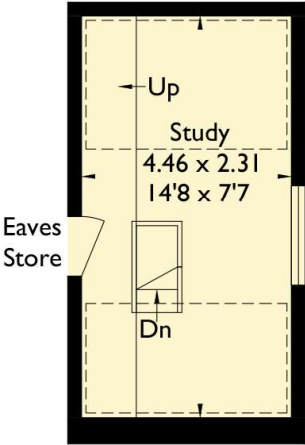
Approximate Gross Internal Area
200.1 sq m / 2153 sq ft
(Including Garage & Excluding Courtyard)



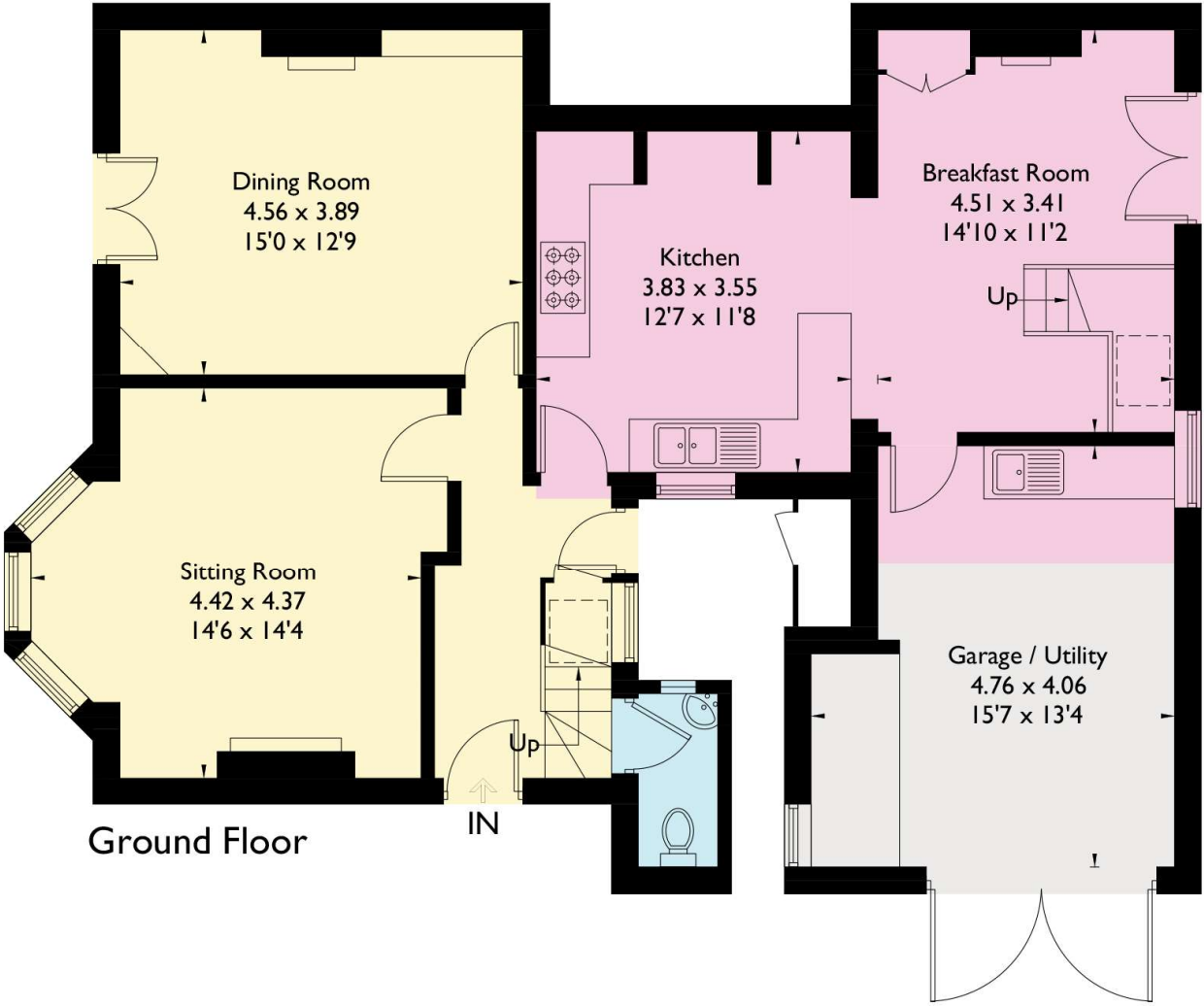
Floorplanz © 2016
0845 6344080 Ref: 163421

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

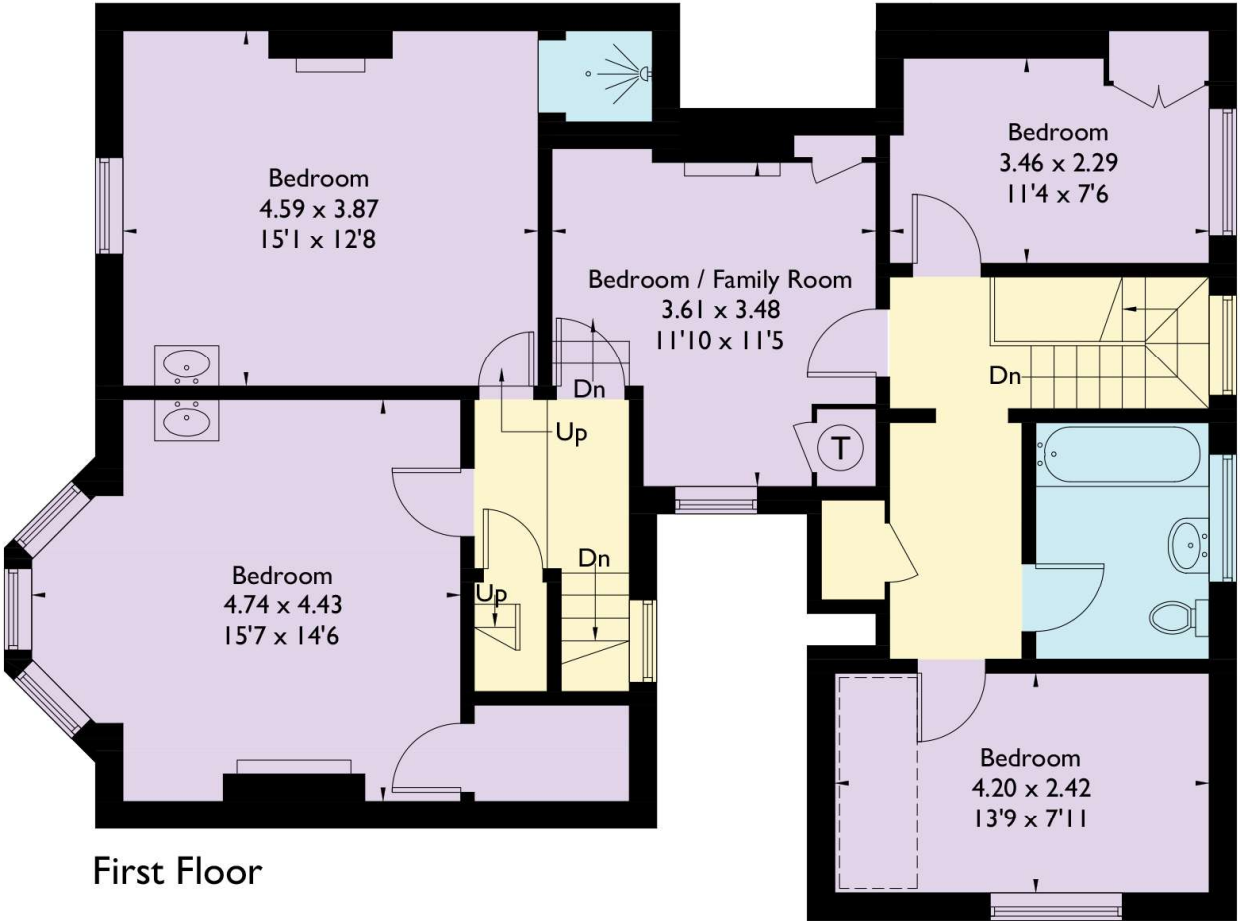
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor



Bedroom 3: 13' 9 x 7' 11" side aspect window overlooking the shared driveway and radiator.

Bathroom: rear aspect part opaque window, panel enclosed bath with wall mounted shower over and hinged glass shower screen, pedestal wash basin, low level WC, wood-effect laminate flooring and radiator.

Bedroom 4: 11' 4 x 7' 6" rear aspect window with views of the woodland, fitted alcove wardrobe with drawer under and radiator.

Ladder stairs up to second floor:

Study: 14' 8 x 7' 7" rear aspect window, restricted head height and eaves storage.

Outside: to the front of the property is an expanse of lawn which seamlessly stretches towards the village cricket green. A mid height wooden picket fence borders the property with low level brick enclosed flower beds lying in front. Mature perimeter shrubs and flower beds edge the lawn. A flagstone pathway wraps around the front of the house providing access to the dining room French windows and a corner area large enough for a table and chairs. Off street parking space for two cars with direct access to the kitchen is situated at the side of the house which is screened by hedging with a shared driveway leading down to it from the road.

General:

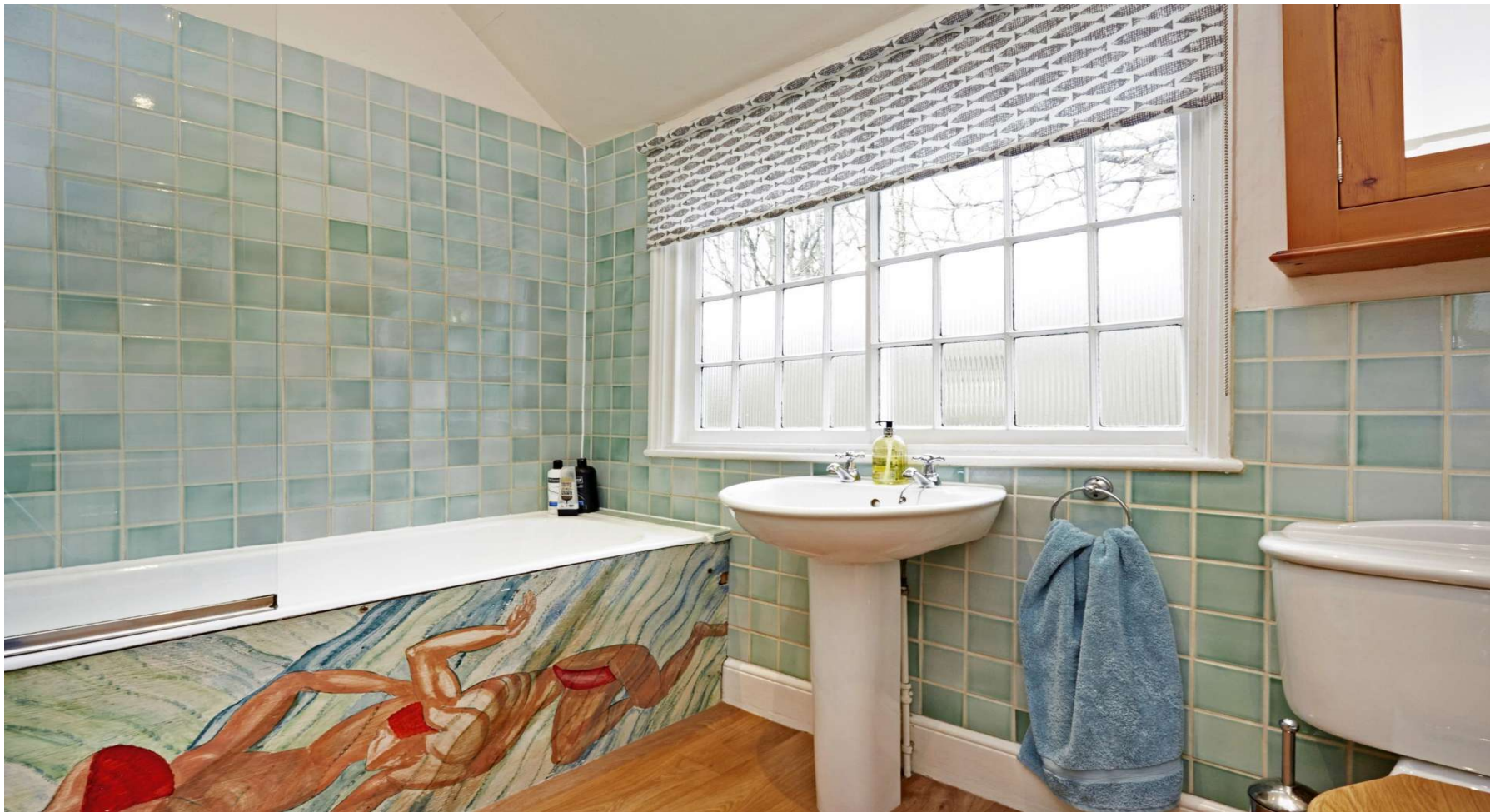
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,741.17)

EPC: No EPC required for listed properties

Area Information: 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 Common, situated opposite Cats Castle, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Cats Castle is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms, about a mile away via a cut through walk way, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.





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