

# Apple Tree Cottage, Southborough









# Apple Tree Cottage, Victoria Road, Southborough TN4 0SB

## *Picture Perfect 3-Bedroom Cottage*

### **Accommodation Summary**

- Semi-detached house
- 17th Century period features
  - 3 reception rooms
- Country kitchen/breakfast room
  - Utility room
  - Cloakroom
  - Cellar
- Pretty cottage garden
- Off road parking



**Tel: 01892 514 189**

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





With a pretty cottage front, the white weatherboarding adds character and charm giving you a flavour of the period detail lying beyond its front door. You have the best of both worlds, however, as the current owners have sympathetically restored and presented the interior creating a spectacular family home.

Dating back to the 17th century, its impressive exposed wall and ceiling beams give a historical nod to its architectural heritage.

Entering an elegant drawing room, set up as a dining area, a fireplace frames the back wall while the warm wooden flooring leads you through to the living room beyond. Exposed original beams which continue into the ceiling create enormous charm and it has plenty of space for entertaining while more intimate nights can be spent in front of a roaring fire.

Behind is the cosy living room whose windows and glazed double doors giving access to the rear garden flood the room with light. It is a very romantic space with exposed beams and a brick fireplace with a wood burning stove adding warmth in the colder months.

Returning to the dining room, past the entrance to a spacious cellar, is the study. The room is truly beautiful with its exposed wall and ceiling beams and another period fireplace adding immense character.

On the opposite side of the house is the country kitchen which enjoys views over the pretty rear garden while offering plenty of warm wooden cabinets topped with cream tiled work tops. An exposed brick chimney breast frames a space for a large range oven and with space for additional appliances and plenty of room for a table and chairs, it is a family's dream.

At the rear of the kitchen is a utility room with ample space for coats and boots and a door leading into the back garden. Conveniently accessed off it is a useful guest cloakroom.

Climbing the stairs to the first floor there are three generously sized bedrooms all flooded with light from their pretty windows. The beautiful master bedroom whose gracious proportions are steeped in romance with its exposed beams benefits from deep eaves storage.

A pretty family bathroom completes the floor with its roll top bath and walk in shower cubicle creating a tranquil and calming bathroom experience.

Outside to the rear is a quintessential English cottage garden. Brick paths meander around areas of lawn, stone terracing and neat gravelling and under garden arbours draped with climbing plants. Brick walls and wooden fencing screen the house on all sides ensuring privacy and uninterrupted enjoyment of the glorious garden. A smart stone terrace area to the side provides a space perfect for lazy summer lunches or evening entertaining and a shed gives ample room to keep your garden tools.

To the front, an off-road parking space gives you the convenience that a home of this quality deserves.







Apple Tree Cottage is a unique home with enormous charm and character that must be seen to be appreciated.

Covered wooden entrance door, which opens to:

**Drawing/Dining Room:** 25' x 11'5" front aspect bespoke wooden, double glazed sash windows, wooden flooring, fireplace with painted mantle, tiled and cast-iron fire surround and fire basket and stone hearth, exposed ceiling and wall timbering and radiators. The room is perfect for dining and entertaining in with the beautiful fireplace adding warmth and character.

**Living Room:** 14'2 x 13'9" rear aspect windows, French windows to the side giving garden access, exposed ceiling timbering, wooden flooring, exposed brick fireplace with wood burning stove and stone hearth and radiators.

**Study:** 12'6 x 9'5" front aspect sash window with bars, wooden flooring, fireplace with painted mantle, cast iron surround and hearth, exposed ceiling and wall timbering some open into hallway and radiator.

**Kitchen/Breakfast Room:** 15'7 x 9'7" side aspect windows, tiled flooring, exposed brick chimney breast with open recess space for range oven, space for slimline dishwasher and fridge/freezer, one and half bowl sink with drainer and mixer tap over. The kitchen has plenty of wooden base level units, one wall unit and tiled worktop space. There is plenty of room for a table and chairs and a sliding door and step down into:

**Utility Room:** 6' x 5'6" side aspect part glazed door giving access into the garden, tiled countertop with space and plumbing under for washing machine, base level cupboard, tiled flooring, plenty of space for coats and muddy boots and door into:

**Cloakroom:** corner wall hung hand wash basin with taps over, low level WC and tiled flooring.

Hallway with door providing access to and steps down to the cellar with large storage area (15' x 5'7") and stairs with open exposed timbering up to first floor split landing with exposed timbering and doors to:

**Bedroom 1/Master Bedroom:** 15'3 x 11'11" front aspect window with bars, exposed ceiling and wall timbering, deep eaves storage and radiator.

**Bedroom 2:** 12'1 x 9'7" front aspect sash window with bars, exposed ceiling, part vaulted, and wall timbering, fitted wardrobe with hanging rail, high eaves wall storage cupboard and radiator.

**Bedroom 3:** 14'4 x 7'11" side aspect sash window overlooking the garden below, fitted cupboard housing the water cylinder with shelving for linen, exposed ceiling and wall timbering and radiator.

**Family Bathroom:** rear aspect window, roll top bath with mixer tap and hand-held shower attachment, walk in shower cubicle with tiled walls and wall mounted shower fitting, vanity unit with hand wash basin over and cupboard under, low level WC, laminate flooring, heated towel rail, part tiled walls, exposed ceiling timbering and radiator.







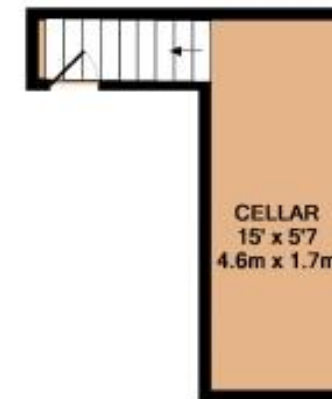
GROUND FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)



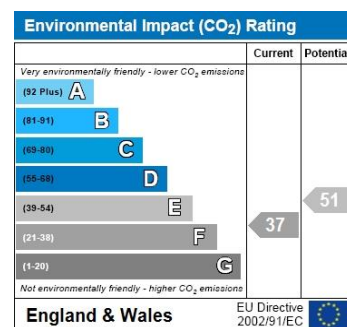
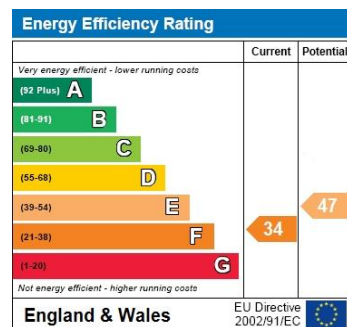
1ST FLOOR  
APPROX. FLOOR  
AREA 537 SQ.FT.  
(49.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1358 SQ.FT. (126.2 SQ.M.)  
Made with Metropix ©2017



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 103 SQ.FT.  
(9.6 SQ.M.)







**Outside:** The house is set back from the road and behind a low-level picket fence with hedging and mature shrubs behind with a block brick off road parking area to the front and a rock enclosed flower bed with hedging and mature shrubs to the side perimeter. There are rear perimeters of fencing and brick walls providing a high degree of privacy. The beautiful rear garden is accessed via a wooden side access gate with block brick pathways that wrap around the house and zones of lawn, gravel and stone terracing with a storage shed and a brick log storage. It is perfect for alfresco dining in the sun with garden arbours with climbing plants and neat shrubs, plants and flowers being interspersed throughout the pretty cottage garden.

**General:**

Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band E (£1,992)  
EPC: F (34)

**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 towards Apple Tree Cottage's end of the village, 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. Victoria Road 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, 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.





