

1 Holden House Cottages, Southborough





Cook with WINE and sometimes
even add it to the food

1 Holden House Cottages, Southborough TN4 0LR

Beautiful Period 2/3-Bedroom Cottage

Accommodation Summary

- 1800`s attached cottage
- 2 double bedrooms, 1 en-suite
- Attic room with 3rd bedroom potential
 - Living room
 - Dining room
 - Kitchen/breakfast room
 - Bathroom
- Off street parking for 2 cars
- Sought after location
- Close to transport links and first-class schools



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



With an intriguing history dating back to the 1800s, this charming cottage is tucked away and screened from the road by a long leafy drive winding past the neighbouring Georgian manor house.

It has been recently refurbished by the current owners to a high standard and offers flexible living accommodation with an attic room having the potential to be used as a 3rd bedroom.

A handsome red brick exterior with pretty canopied porch fronts a gravelled driveway with an area of lawned garden to the front.

On the left is the charming living room which is a cosy retreat with a wood burner and its warm wooden flooring contrasting beautifully with the neutral décor. A front aspect window floods the room with light and two fitted cupboards offer great storage space.

Across the hallway is the dining room, also bathed in natural light from its windows. It is perfectly placed next to the kitchen for family dinners.

Next door is the stylish kitchen/breakfast room which has plenty of bespoke wooden country style cabinets that provide ample storage space top and bottom. Neutral walls and warm wooden flooring and counter tops add character and a glazed door leads out to a paved terrace, perfect for your morning coffee.

Climbing the stairs to the first floor, the master bedroom delivers luxury with a fitted wardrobe and a large en-suite bathroom.

Across the split landing the bathroom's spa like tranquillity is created by its painted wooden panelling and its gleaming white bathroom fittings.

Light streams into the second bedroom, also a generous double benefiting from built in wardrobes.

Up a further flight of stairs to the second floor, a vaulted attic room could potentially be converted into a 3rd bedroom.

The front garden is a charming space with borders for plants, plenty of space for alfresco dining and a backdrop of leafy trees.

This fabulous period home, close to Holden Pond and opposite the green common and woodland beyond, is welcoming, spacious and well-presented; perfect to move in straight away. It is also a short walk from local shops, sought after schools and excellent transport links. A must see!

Covered pitch tiled entrance porch to part glazed wooden entrance door, which opens to:

Entrance hall: tiled flooring, stairs rising to first floor and doors opening into:





Living Room: 13'5 x 11'7 front and side aspect windows, wooden effect laminate flooring, radiator, large wood burner and two fitted storage cupboards, one under stairs.

Dining Room: 14'7 x 13'5 front aspect windows, wooden effect laminate flooring, radiator, fitted alcove shelving and door opening into:

Kitchen/Breakfast Room: 13'5 x 11'7 front aspect window, front aspect part glazed door opening onto terrace, integrated electric oven with 4 ring electric hob and extractor above, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, sink with mixer tap over, wooden effect laminate flooring and radiator. The kitchen has plenty of wooden worktop space and a good selection of eye and base level units.

Stairs up to first floor split level landing with airing cupboard housing hot water cylinder, radiator and doors opening into:

Master Bedroom: 13'4 x 9'9 front aspect window, radiator, fitted wardrobe with hanging rails and drawers and door opening into:

En-suite: front aspect window, shower cubicle with thermostatic wall mounted shower attachment, low level WC, pedestal wash

hand basin, wooden effect laminate flooring, mid height wooden wall panelling and radiator.

Bathroom: front aspect window, wooden panel enclosed bath with hand held shower attachment, low level WC, pedestal wash hand basin, radiator, part tiled walls, wooden effect laminate flooring and mid height wooden wall panelling.

Bedroom 2: front aspect window, fitted wardrobes with hanging rail and shelving and radiator.

Attic Room: vaulted space with Velux window and development potential.

Outside: The property is approached via a gravelled driveway with two allocated parking spaces. There is an area of lawn with a magnolia tree and mature shrubs. There is a tiled terrace outside the kitchen/breakfast room and two lockable external storage cupboards.

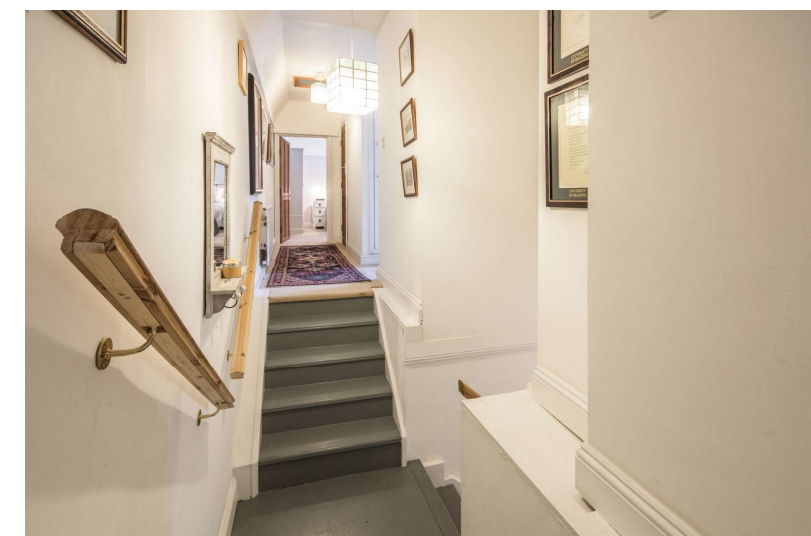
General:

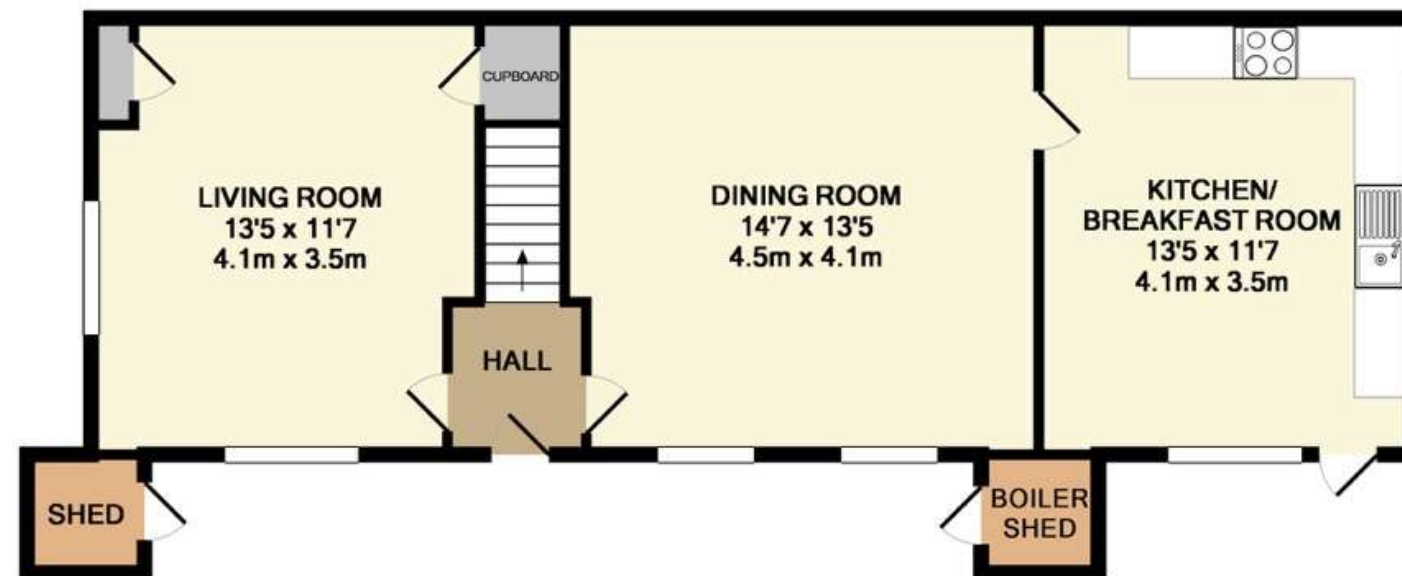
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

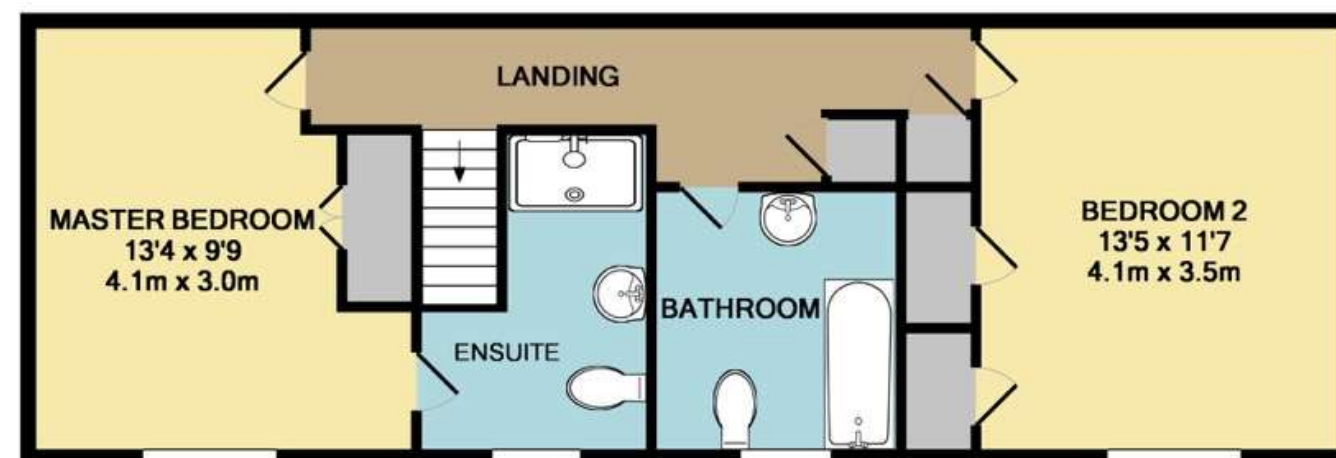
Council tax: Band E (£2,089.00)

EPC: D (66)

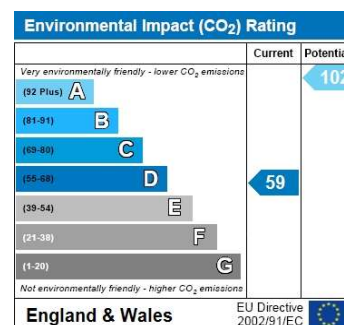
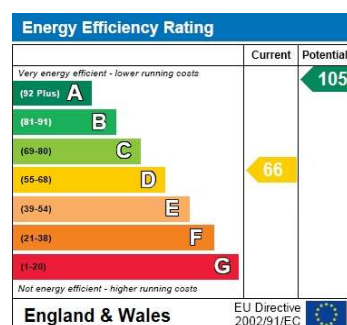




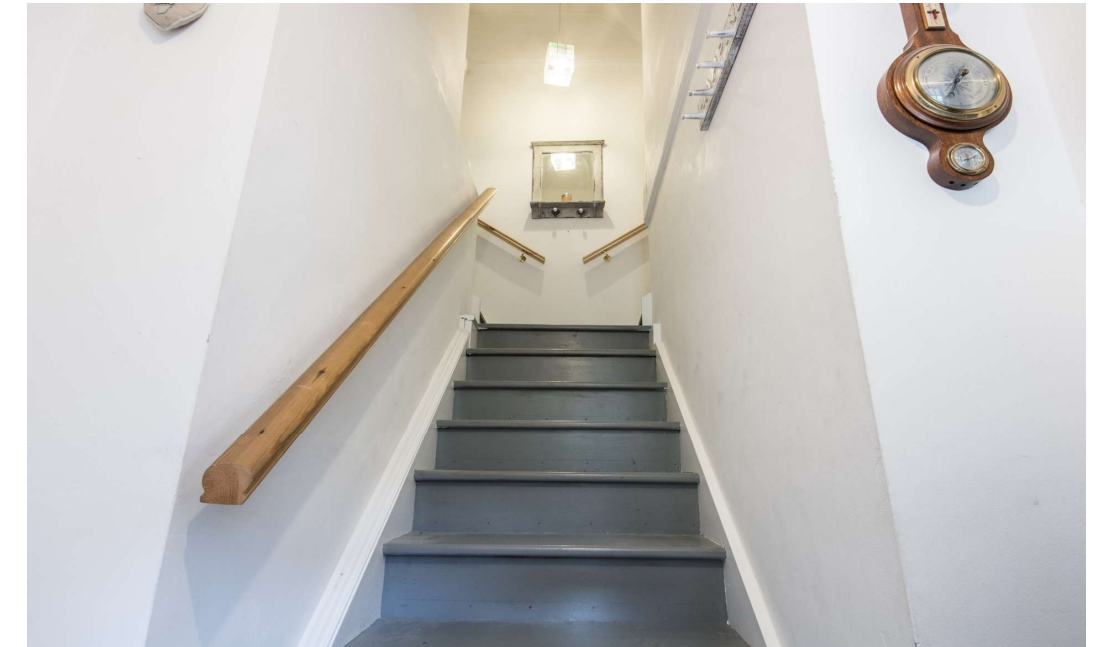
GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.8 SQ.M.)
Made with Metropix ©2018



Area Information: 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 Common, situated towards Holden House Cottages' 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. Holden House Cottages is also within the catchment areas for the 6 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.

The nearest mainline station to Holden House Cottages is Tonbridge, which is approximately 1.3 miles away with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 35 minute journeys. There are also mainline stations at High Brooms and Tunbridge Wells. There is also a luxury coach service, that drops and collects at the north side of Southborough, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





www.flyingfishproperties.co.uk