

17a Holden Road, Southborough





17a Holden Road, Southborough TN4 0QG

Substantial Period 5-Bedroom Family Home

Accommodation Summary

- Detached Victorian house
 - 5 Double bedrooms
 - 2 Bathrooms
 - 2 Reception rooms
- Kitchen/dining room
 - Pretty garden
 - Period features
- Sought after location
- Close to schools and transport links



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Sitting on a quiet residential street with local shops and transport links on its doorstep, this fantastic home enjoys the best of both worlds as it is also opposite Southborough Common which is a peaceful area of outstanding natural beauty.

It enjoys wide open views of the green common and woodland beyond with its labyrinth of footpaths twisting and winding up behind the Church and village cricket green.

Set back from the road by a lawned verge and an enclosed front garden, the home's handsome Victorian exterior entices you in.

A wooden door opens into a vestibule porch with plenty of room for coats and muddy boots to keep the wide hallway behind clutter free.

The living room on the left at the front of the house is bright and spacious with a triple bay window flooding the room with sunshine. A pretty Victorian styled fireplace, fitted alcove cupboards and a high ceiling make this a welcoming and graceful room.

To the rear is an elegant second reception room with glazed doors opening onto the garden terrace and a period fireplace adding character and charm to the generous room.

Next door is the impressive kitchen/dining room which has plenty of space for a large dining table and chairs. The kitchen's bespoke painted wooden cabinetry adds a unique special quality and with space for a large range oven, wooden counter top space and integrated appliances it is a cook's dream.

To the first floor are three bedrooms with the large master bedroom being bathed in light from its handsome bay window overlooking the common beyond. All have high ceilings and period fireplaces making them graceful spaces.

A wide landing and a modern bathroom with a stunning freestanding bath complete the floor.

Up a further flight of stairs to the second floor are two further generous sized bedrooms and a large bathroom with separate shower cubicle.

This handsome period home has a pretty rear garden, laid mainly to lawn with stocked flower beds, trees, a paved terrace and close boarded fencing on all sides making it a safe sanctuary for children and pets. A wooden shed provides storage while a wooden gate to the side gives front street access.

This perfect family home in a sought after location in the catchment area for all the first-class schools, is a must see!





Part opaque glazed wooden entrance door with glazed top light panel above, which opens to:

Porch: tiled flooring, space for coats and shoes and part opaque glazed door opening into:

Entrance hallway: front aspect stained glass opaque window, under stairs storage cupboards, radiator and doors opening into:

Cloakroom: side aspect opaque window, low level WC, vanity unit with wash hand basin over and cupboard under and wooden flooring.

Living Room: 13'8 x 13'10 side aspect double glazed window, front aspect double glazed bay window, alcove shelving, alcove mid-height storage cupboard, fireplace with cast iron insert, tiled hearth and surround and decorative painted wooden mantle and radiator

Family Room: 10'8 x 13'9 rear aspect part glazed doors opening onto the terrace with glazed top light panel above, fireplace with cast iron insert, tiled surround and decorative painted wooden mantle and radiator.

Dining Room: 11'7 x 11'6 rear aspect double glazed window wooden flooring, radiator, space for a fridge/freezer and opening into:

Kitchen: 8'10 x 12'1 side and rear aspect double glazed windows with part glazed side aspect door giving access to the garden. The kitchen boasts bespoke painted wooden cabinetry, wooden work tops, 2 bowl ceramic sink with drainer and mixer tap over placed underneath one of the side windows, space for large range oven, extractor fan, integrated slimline dishwasher, integrated washing machine and wooden flooring.

Stairs up to first floor landing with radiator and doors opening into:

Bedroom 1/Master Bedroom: 13'8 x 13'8 front aspect double glazed triple bay window overlooking the street and common beyond, period fireplace and radiators.

Bedroom 2: 10'8 x 13'9 rear aspect window, corner fitted wardrobe, period fireplace with tiled surround and radiator.

Bedroom 3: 11 x 11'6 rear aspect window overlooking the garden, period fireplace with tiled surround, fitted cupboard with hanging rail and shelves, fitted cupboard housing the water cylinder with shelving for linen and radiator.

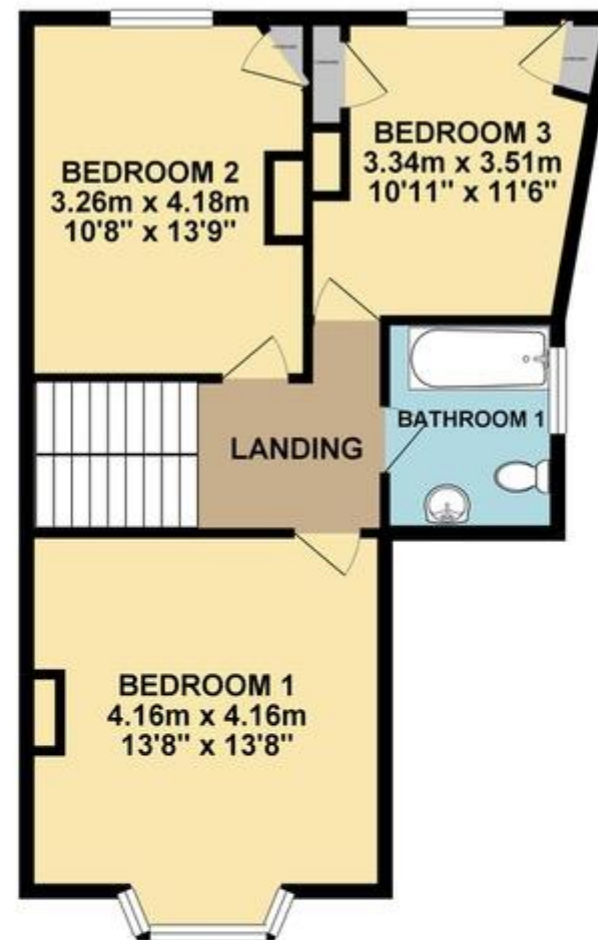
Bathroom 1: side aspect part opaque window, front aspect window, freestanding bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, wooden effect laminate flooring, part tiled walls and radiator.



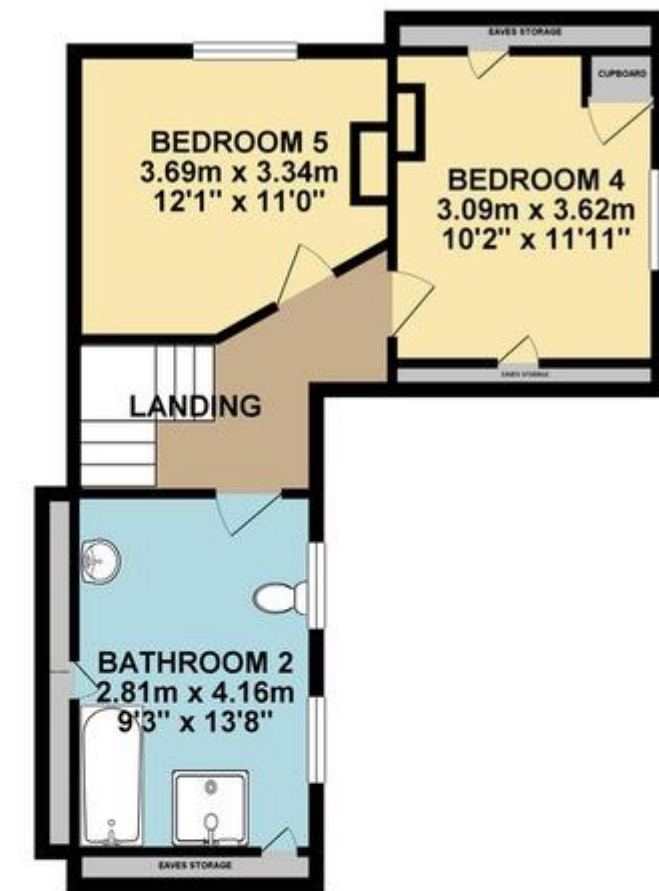
GROUND FLOOR 65.90 sq. m.
(709.36 sq. ft.)



1ST FLOOR 55.99 sq. m.
(602.65 sq. ft.)



2ND FLOOR 45.55 sq. m.
(490.30 sq. ft.)



TOTAL FLOOR AREA : 167.44 sq. m. (1802.31 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		30	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		31	78
England & Wales		EU Directive 2002/91/EC	



Stairs up to second floor landing with side aspect roof window and doors opening into:

Bedroom 4: 10`2 x 11`11 side aspect double glazed window, period fireplace, fitted cupboard, eaves storage and radiator.

Bedroom 5: 12`1 x 11 rear aspect double glazed window, period fireplace and radiator.

Bathroom 2: side aspect Velux windows, freestanding roll top bath, pedestal wash hand basin, low level WC, wooden effect laminate flooring, shower cubicle with wall mounted shower attachment, eaves storage, part tiled walls and radiator.

Outside: The house is set back from the road beyond a grass verge by a low level wooden fence and gate with a block brick pathway, hedging perimeter to the left, close boarding fencing to the right perimeter with some mature shrubs, plants and flower beds. The rear garden is accessed via a side wooden gate and via the kitchen. It is laid mainly to lawn with perimeter flower beds stocked with a mix of plants and shrubs and there are some trees giving a pretty country garden feel. A paved terrace sits at the rear of the family room and the garden is enclosed on all sides by close boarded fencing. There is a wooden shed for storage.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,225.03)

EPG: E (20)

