

A photograph of a white, two-story cottage with a dark roof and a chimney, surrounded by lush green trees and a lawn. The house has several windows and a small porch. The scene is framed by tree branches in the foreground.

Oak Cottage, Southborough





Oak Cottage, Church Road, Southborough

A Charming 2-Bedroom Cottage In An Exclusive Woodland Setting

Accommodation Summary

- Grade II listed attached cottage
- Two spacious double bedrooms
 - Two reception rooms
 - Large family bathroom
 - Period features
- Enchanted woodland setting
- Off street parking for two cars
 - Cellar



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If you go down to the woods today, you'll be sure of a big surprise!

Tucked away under a canopy of trees this charming two-bedroom attached cottage sits romantically in its woodland surroundings. Its immaculate white painted 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.

Approached via a pathway that wraps around the front of the house a pretty pale blue covered front door welcomes you in. With an immediate sense of light, the two generous sized reception rooms sit either side of the hallway.

To the right is the sitting room whose original features and focal real wood fireplace are offset beautifully by the room's warm neutral shades. Light bounces off the polished wooden floor from its double aspect window and French doors with useful bespoke shelving and cabinetry sitting neatly inside the alcoves either side of the chimney breast.

Across the hallway is the dining room which also enjoys views of the expanse of lawn to the front stretching into the trees beyond. It is a generous sized room echoing the soothing palette of the living room with plenty of space for a large dining table and chairs. A beautiful part glazed fitted cabinet sits in one corner of the room with a door in the opposite corner providing access to a large part tanked cellar. With development opportunities or simply storage for extra belongings or cases of wine, the cellar will certainly add value.

A door leads you through to the pretty kitchen which has its own side access door to the home's off street parking area. A large window overlooking the rear of the property enables you to gaze at the stars as you wash up while the kitchen's bespoke country style cabinets provide ample storage space top and bottom. The gas hob and electric oven are integrated and there is space and plumbing for a dishwasher, washing machine and fridge/freezer.

Climbing the stairs in the centre of the house to the first floor the master bedroom is immediately on your right. This bright and spacious double aspect double bedroom is flooded with light from two large windows overlooking the cricket green and common below. It's restful proportions and calming décor give charm to the room with two fitted wardrobes and a beautiful fireplace adding to its appeal.

The second bedroom is also a good sized double benefitting from front leafy green woodland views. It too has a fitted wardrobe and a pretty fireplace making it an inviting and warm space to relax in.

A wonderfully large family bathroom completes the first floor with a separate walk in power shower and bath and a large window letting in plenty of natural light. A deep storage cupboard provides ample room for linen while housing the modern condenser boiler.

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.

Oak Cottage is the perfect home beautifully located amongst the trees and wildlife. A must see!





Covered porch with tiled step to part glazed entrance door, which opens to:
Entrance hall which has a wooden floor and doors to:

Reception 1/Sitting Room: 16'1 x 12'10" Side aspect window with views of the side garden and front aspect fully glazed French doors leading onto the front garden and woodland beyond, open fireplace with period cast iron insert with tiled surround and hearth, fitted alcove cupboards and shelving with internal electrical sockets, stripped and polished wooden flooring and radiators.

Reception 2/Dining Room: 14'5 x 9'2" Front aspect window overlooking the front garden, stripped and polished wooden floor, plenty of space for dining, wooden panelling on inner wall, fitted part glazed storage cupboard, radiator and door to:

Cellar: 15'10 x 11'8 Part tanked with lighting, twin power sockets and window currently providing a large storage space with the potential for redevelopment.

Kitchen: 11'8 x 10'11" Front aspect window overlooking the garden, side access door to the off street parking area, fitted electric oven with 4 ring gas hob, stainless steel splash back, space and plumbing for dishwasher, washer/dryer and fridge/freezer, inset stainless steel sink bowl with drainer and mixer tap over, tiled floor.

The kitchen has plenty of worktop space and a good selection of eye and base level units and a fireplace mantel with large hearth opening, perfect for storing wood logs.

Stairs up to first floor landing with storage cupboard, access to loft and doors to:

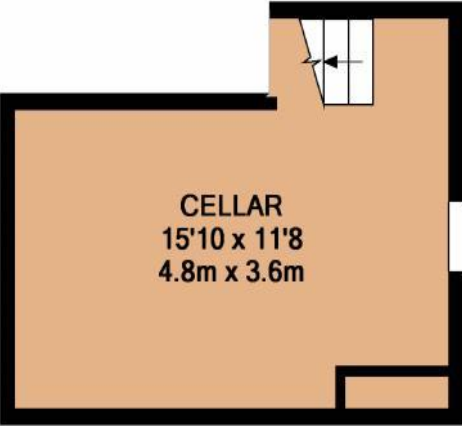
Bedroom 1/Master Bedroom: 16'1 x 12'10" Front and side aspect windows with views of the side and front garden and woodland beyond, wooden fire surround with cast iron insert, two floor to ceiling fitted double alcove wardrobes, one with integral chest of drawers, and radiators.

Bathroom: 9'4 x 6'7" Front aspect window, panel enclosed bath, corner walk in power shower cubicle, pedestal wash basin, low level WC, part tiled walls, vinyl wood-effect flooring, heated towel rail, radiator and deep storage cupboard for linen providing housing for the boiler.

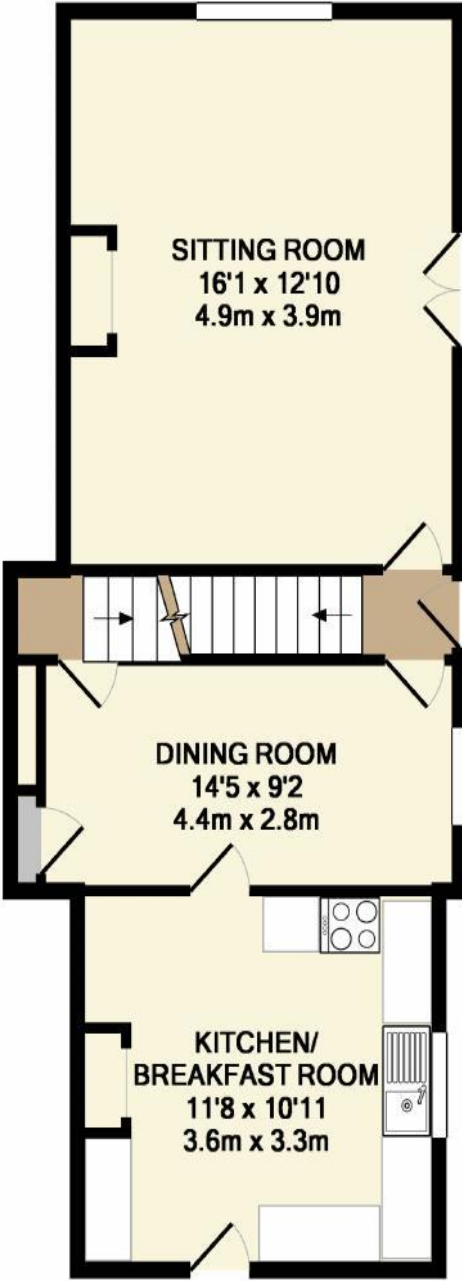
Bedroom 2: 11'7 x 10'11" Front aspect window with views of the front garden, fitted alcove wardrobe, pretty original fireplace and surround and radiator.

Outside: To the front and side of the property is an expanse of lawn which stretches seamlessly into the woodland and its walkways. Mature perimeter shrubs and flower beds edge the lawn. A gravelled pathway wraps around the front of the house providing access to the front entrance door. 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. Outside tap.

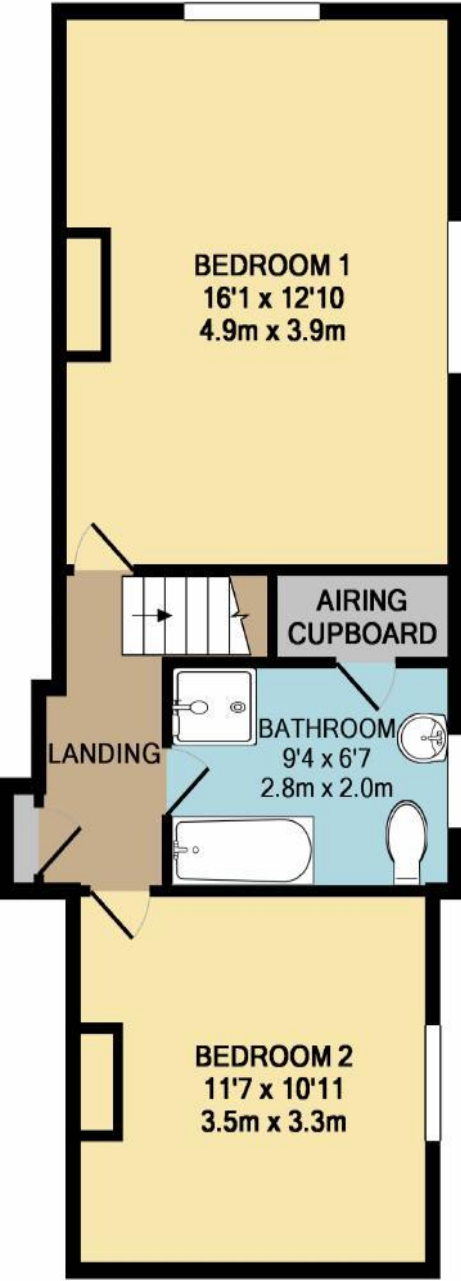




BASEMENT LEVEL
APPROX. FLOOR
AREA 147 SQ.FT.
(13.7 SQ.M.)




GROUND FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C

EPC: D (58)

Area Information: Southborough

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25.

Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club.

If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Church Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools.

Tunbridge Wells is just over a mile away with big retail names. 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 only 2.5 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 35 minute journeys.

The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.





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