

Wesley Cottage, 19B London Road, Southborough





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Beautifully Renovated Grade II Listed 3/4-Bedroom House

Accommodation Summary

- Semi-detached house, in area of natural beauty
 - 3 double bedrooms
 - Living room
 - Kitchen/dining room
- Study/4th bedroom potential
- Garden studio & workshop
 - Family bathroom
 - Shower room
- Front & rear gardens
- Grade II listed



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Wesley Cottage is steeped in history; however, the current owners have sympathetically renovated it with a contemporary flair, making it perfect for a 21st Century family.

Set back from the road by wooden picket fencing and mature hedging, a neat gravelled pathway flanked by lawn on each side, entices you up.

A smart painted exterior and canopied wooden entrance door welcomes you into the house.

First on your left is the spacious living room, brightened by its dual aspect windows. There is plenty of room for family sofas and a wood burning stove adds character and warmth in the colder months.

Opposite is the study with clever fitted double desk cabinetry. It is a versatile space and could be used as a playroom for the children or as a fourth bedroom.

Returning to the hallway, the kitchen/dining room is at the rear. It delivers wonderful cooking facilities with neutral cabinets that contrast beautifully with the warm wooden work tops and contemporary tiled flooring. It is well designed with a curved corner unit and streamlined cupboards. Integrated appliances include a dishwasher, an oven, 4 ring gas hob and stainless-steel extractor. There is also space for additional appliances. There is room for a table and chairs and the rear bi fold doors can lie open extending the living space in the summer months.

Just off the kitchen a wide inner lobby provides useful storage space and access into a generous double bedroom, a modern bathroom with shower over the bath and an outbuilding.

Climbing the stairs to the first-floor landing there are two large double bedrooms and a shower room.

The garden is safely enclosed for children and pets by close boarded wooden fencing and trees offer leafy privacy. A variety of mature trees, plants and stocked flower beds add interest whilst a lawned area is perfect for the children to play on. It is beautifully presented with a large decked terrace at the back of the house, ideal for summer entertaining.

A further decked terrace sits in front of the impressive wooden clad garden studio. A glazed front with a sliding door neatly conceals the office space which offers a great sanctuary as a home office or den for teenage children. Next door double doors open into a spacious workshop which could also double as a home gym. There is gravelled off street parking in front and double wooden gates open to a further off road parking space.

This fantastic family home is ideally placed within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops. It has the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!



Covered wooden entrance door with opaque glazed window opening into:

Entrance Hall: wooden flooring, radiator and doors opening into:

Living Room: 12'9 x 15'9 front aspect window with secondary glazing, rear aspect double glazed window overlooking the garden, fitted cupboard with shelving, wood burning stove, wooden flooring and radiator.

Study/Bedroom 4: 11'6 x 9'10 front aspect window with secondary glazing, fitted double desk unit with top and bottom cupboards and radiator

Kitchen/Dining Room: 16'1 x 16'9 rear aspect double glazed window, rear aspect bi-fold doors, inset stainless steel sink with mixer tap, wooden work surfaces with drainer, eye and base level units, integrated oven, 4 ring gas hob, stainless steel extractor and splash back, space for fridge/freezer, integrated dishwasher, space and plumbing for washing machine, tiled flooring, under stairs storage cupboard, radiator and part glazed door opening into:

Lobby: fitted cupboard with shelving, fitted double cupboard with coat hooks and shelving, wooden flooring, radiator and doors opening into:

Bedroom 3: 11'6 x 12'5 front aspect window with secondary glazing, fitted double wardrobe with hanging rail and shelving and radiator.

Bathroom: rear aspect opaque windows, panel enclosed P shaped shower bath with mixer tap, wall mounted shower attachment, rainwater shower head and glass shower screen, wall hung vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail, low level WC, part tiled walls and tiled flooring.

Outbuilding: with space for storage and access into the front and rear gardens.

Stairs up to first floor landing with rear aspect Velux window and doors opening into:

Master Bedroom/Bedroom 1: 12'9 x 12'1 rear aspect window, rear aspect Velux window and radiator.

Shower Room: shower cubicle with wall mounted shower attachment, low level WC, wall hung wash hand basin with mixer tap, heated towel rail and wooden effect flooring.

Bedroom 2: 12'9 x 12'1 rear aspect window, rear aspect Velux window, fitted cupboard and radiator.

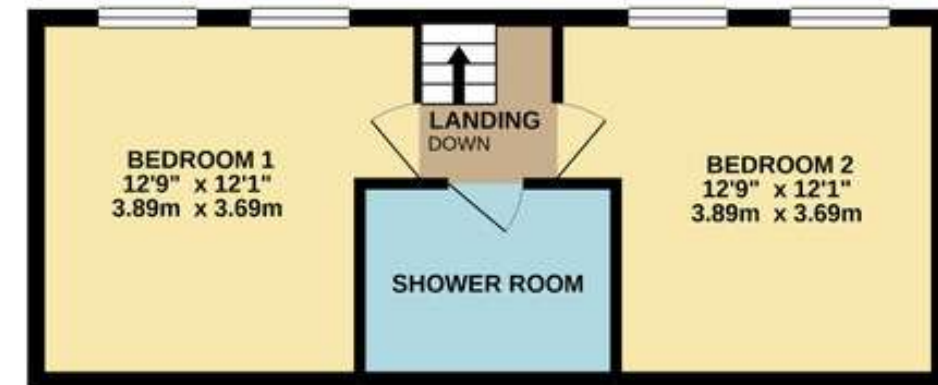
Outside: The house is approached via a gravelled pathway with lawned areas to each side. Low level wooden picket fencing with hedging behind sits at all front perimeters. There is open access to a driveway to the right side with double wooden gates and a pedestrian wooden gate giving rear garden access. To the rear is a garden laid mainly to lawn, with decked terracing behind the house, perfect for summer evening entertaining. A variety of trees and mature perimeter shrubs, plants and flower beds edge the lawn with close boarded fencing at all perimeters. There is a long fitted wooden bench, an outbuilding for storage and a further decked terrace in front of the garden studio.



GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.

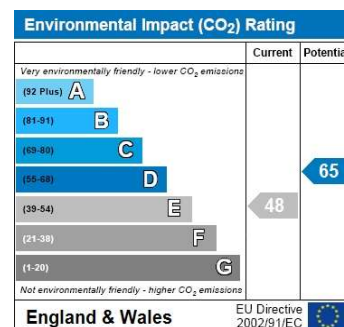
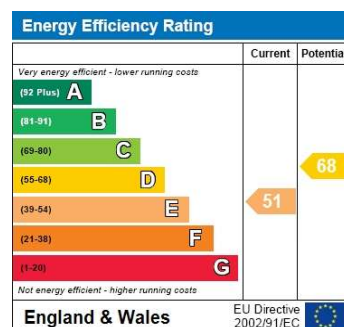


1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.1 sq.m.) 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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Garden Studio & Workshop: with decked terrace to the front, front aspect glazed door opening to the studio with lighting and electricity. The workshop to the side has front aspect double wooden doors with lighting and electricity. There is graveled parking space to the front.

General:
 Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
 Council tax: Band D (£1,876.00) / EPC: E (51)

Area Information: Southborough, Tunbridge Wells

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 Wesley 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. Wesley Cottage 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 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. There is also a luxury coach service, that drops up and collects a short walk from Vale Road, 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.





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