

Stuart Cottage, Southborough





Stuart Cottage, London Road, Southborough TN4 0RJ

Beautiful Grade II Listed Detached House

Accommodation Summary

- 16th Century period features
 - 3 double bedrooms
 - 4th bedroom opportunity
 - Dressing room
 - 2 bathrooms
- Stunning main reception room with inglenook fireplace
 - Large country kitchen
- Lobby with separate utility room
 - Pretty cottage garden
 - Single detached garage



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Stuart Cottage is a charming period family home that you immediately fall in love with at first sight. A romantic exterior of white softwood weatherboarding, a pretty covered veranda and decorative leaded windows evoke a true sense of history that entices you inside.

Dating back to the 16th century, its architectural heritage is evident from its period features. However, the current owners have painstakingly renovated Stuart Cottage within its original character to sensitively create an immaculate 21st century family home.

Entering into an elegant drawing room, a large inglenook fireplace frames the back wall while the stunning wooden parquet flooring leads you through to the open dining room to the right. Exposed original beams which continue into the ceiling naturally separate the living and dining areas. It is a room with enormous charm and plenty of space for entertaining while more intimate nights can be spent in front of a roaring fire.

To the left of the drawing room is the cosy sitting room whose dual aspect leaded windows flood the room with light.

Down the hallway, past the entrance to a spacious cellar, the large country style kitchen enjoys views over the lush green garden while offering an abundance of pretty cream cabinetry topped with warm wooden work tops. The room is truly beautiful with its exposed ceiling beams and part vaulted ceiling that leads you through to the formal dining area. An impressive rangemaster oven sits inside a framed canopy while an integrated microwave is cleverly inset inside the old bread oven. Other integrated appliances include a Neff dishwasher, fridge and freezer.

Across the hallway there is a lobby with ample space for coats and boots and a door leading into the back garden. Conveniently accessed off it is a separate utility space with housing for extra appliances and a door into a useful guest cloakroom.

At the top of the stairs is the beautiful master bedroom whose gracious proportions are steeped in romance with its majestic stone and brick fireplace, exposed beams, original wooden floor and leaded windows.

A door leads through to the luxury family bathroom with its deep red walls, warm wooden floor, roll top bath and large corner shower offering a tranquil and calming bathroom experience.

A second door leads you through a galleried landing with views down to the kitchen and into a spacious light double bedroom. It's dual aspect garden views enabling you to lie in bed and watch the changing seasons in comfort.

A further double bedroom of impressive proportions and featuring period features completes the first floor.

Climbing the stairs to the second floor a half set of stairs take you into a beautiful room with exposed ceiling beams and sloping ceilings. With a stunning view of the garden below it is a romantic room that would be ideal as a child's bedroom or alternatively it could be used as a home office.

The second floor boasts another sumptuous deep red painted bathroom with a claw and ball roll top bath, part vaulted ceiling and views of the garden. A fabulous dressing area with mirrored doors cleverly concealing eaves storage at either end completes the floor.

Outside to the rear is a romantic quintessential English cottage garden. Brick paths wrap around the house, meandering down between the expanse of lawn and immaculate flower beds stocked with a variety of flowers, plants and mature shrubs. Tall hedging and trees screen the house on all sides ensuring privacy and uninterrupted enjoyment of the glorious garden. A neat decked area provides space perfect for lazy summer lunches or evening entertaining and a garage and three store sheds give you ample room to keep your garden tools.

Stuart 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: 20'11 x 14'3" Double aspect front and side aspect leaded windows with secondary glazing, parquet flooring, large stone inglenook fireplace with flagstone hearth, canopy, back plate and cast iron fire basket, exposed ceiling and wall timbering, step up into dining area and radiators. The room is perfect for dining and entertaining in with the beautiful historic fireplace adding warmth and character.

Sitting Room: 14'1 x 12'5" Double aspect front and side leaded windows with secondary glazing overlooking the front and side garden access with tiled window ledges and tiled shelves below, exposed ceiling and wall timbering and radiators.

Kitchen/Breakfast Room: 18'1 x 12'1" Double aspect rear and side aspect leaded windows overlooking the garden above one and half bowl sink with drainer and mixer tap over, integrated Neff dishwasher, integrated side by side under counter fridge and freezer, tiled floor, Rangemaster double oven with 5 ring gas hob and extractor fan above set inside fireplace with tiling behind and bressumer beam over, microwave set into the old bread oven, exposed ceiling and wall timbering and radiator. The kitchen has plenty of oak and tiled worktop space and a good selection of eye and base level cream country style units, some glazed with a plate rack. There is plenty of room for a table and chairs and a step up to the far end enjoys a part vaulted ceiling with galleried landing above.

Lobby: Rear aspect leaded window and part glazed stable door leading into the garden, internal leaded window to staircase, tiled floor, exposed wall beams, radiator, plenty of space for coats and muddy boots and step up into:

Utility Room: Side aspect leaded window overlooking side garden access, countertop with space and plumbing under for washing machine, exposed wall beams, recess for storage, tiled floor, radiator and door into:

Cloakroom: Side aspect opaque leaded window, wall hung hand wash basin with taps over, low level WC with high level cistern, tiled floor, exposed wall beams and radiator.

Hallway with wooden door providing access to and steps down to the cellar with large storage area, brick floor and providing housing for meters and stairs up to first floor landing with doors to:

Bedroom 1/Master Bedroom: 14'8 x 12' Front aspect leaded window with secondary glazing and tiled window ledge, fitted cupboard with shelving for linen, large stone and brick surround fireplace recess, radiator and door to:

Family Bathroom: Front aspect leaded window with secondary glazing, roll top bath with mixer tap and shower attachment, corner shower cubicle with tiled walls and wall mounted shower fitting, ceramic wash basin and stand with mixer tap over, low level WC with high level cistern, wood effect flooring, heated towel rail, exposed wall beams, brick fireplace recess with wooden shelf above and radiator.

Bedroom 2: 14'4 x 13'2" Front aspect leaded window with secondary glazing and tiled window ledge below, wooden floor, brick fireplace recess with wooden shelf above and metal insert fire basket, exposed ceiling and wall beams and radiator.

Bedroom 3: 13'10 x 11'11" Double aspect rear and side aspect leaded windows with secondary glazing overlooking the gardens below, fitted cupboard, brick fireplace recess with wooden shelf above and metal insert fire basket, exposed ceiling and wall beams and radiator.

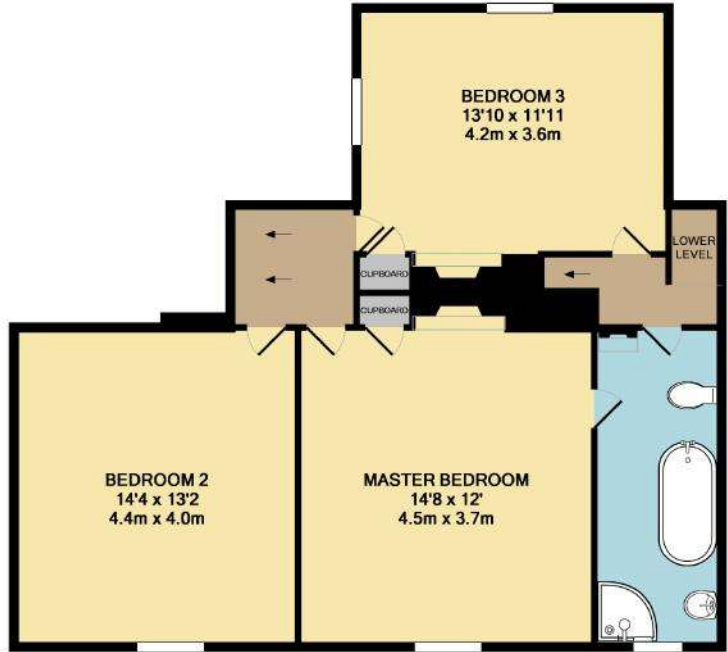
(Potential) Bedroom 4/Study: 12'11 x 12'8" Rear aspect leaded window overlooking the gardens below, vaulted ceiling with exposed beams, wall beams and radiator.

2nd Bathroom: Rear aspect leaded window with secondary glazing, wood effect flooring, low level WC, pedestal wash basin with taps over, claw and ball roll top bath with mixer

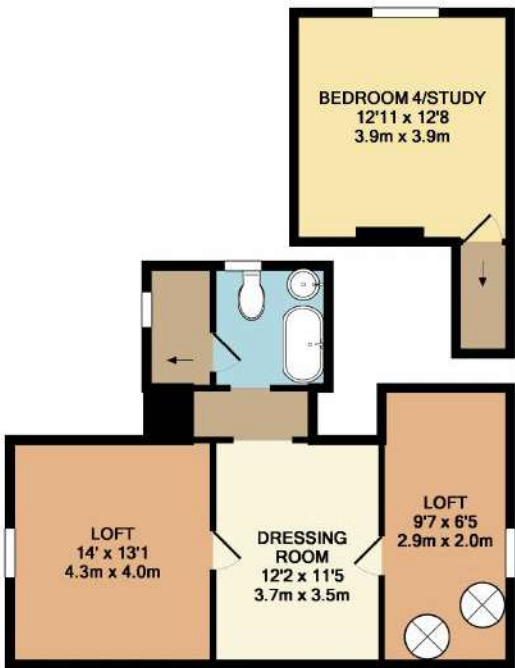




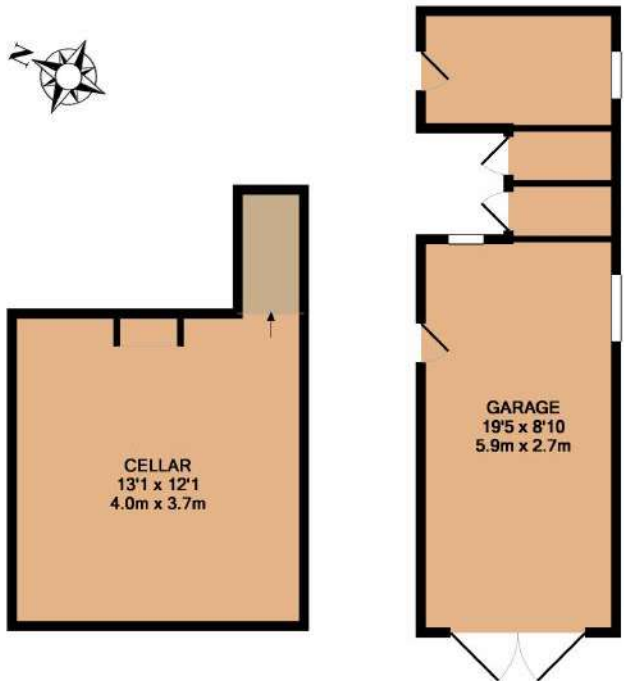
GROUND FLOOR
APPROX. FLOOR
AREA 944 SQ.FT.
(87.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)



BASEMENT LEVEL/ENTRANCE LEVEL
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2789 SQ.FT. (259.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	53
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	57
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



tap over and shower attachment, part vaulted ceiling, exposed ceiling and wall beams and radiator.

Dressing Room: With fitted hanging rails and shelving, sloping ceilings and mirrored doors at either end to:

Loft Eaves Storage: Two boarded storage areas with side aspect leaded windows, rafters and one end housing the water cylinder and boiler.

Outside: The house is set back from the road and behind a low level white picket fence and mature shrubs with a block brick off road parking area to the right providing parking for several cars in front of a single detached garage with double timber doors, electricity and lighting. There is tall mature hedging and trees at all sides of the property providing a high degree of privacy. The beautiful rear garden is accessed via the block brick pathway that wraps around the house and is laid mainly to lawn with a large raised decked area to the rear of the three storage sheds behind the garage. It is perfect for alfresco dining in the sun with the lawned area being interspersed with flower beds that are stocked with a wonderful array of flowers, shrubs and trees giving a pretty country garden feel.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,467)

EPC: E (45)

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 Stuart 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. London 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 35 minute journeys.

