

Rose Tree Cottage, Holden Corner, Southborough





Rose Tree Cottage, 31 Holden Corner, Southborough TN4 0LP

Pretty Period 2-Bedroom Home in Picturesque Location

Accommodation Summary

- Semi-detached period property
 - 2 double bedrooms
 - Living room
 - Kitchen/dining room
 - Separate utility room
 - Bathroom
 - South-east facing garden
 - Off street parking for 2 cars
- Close to transport links and first-class schools
 - Chain free



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This charming home is neatly tucked away from the hustle and bustle of life, down a quiet street behind the picturesque village pond. However, it delivers the best of both worlds as it is also a short walk from local shops, sought after schools and excellent transport links.

It has been extended and sympathetically modernised with crisp white walls contrasting beautifully with warm wooden flooring, exposed brick and period features.

Off street parking for two cars fronts the house with the pretty garden sat neatly to the side.

A beautiful wooden door opens into a wide entrance hallway, brightened by a side window overlooking the garden.

First on the right, overlooking the quiet tree lined street, is the living room. It is a welcoming space with wooden flooring, alcove mid height wooden cabinets and a fireplace with a tiled hearth and surround adding character and warmth in the colder months.

At the rear is the spacious kitchen/dining room which is charming and well designed. Its cream base level cabinetry beautifully contrasts with the wooden flooring and counter tops. A Belfast sink sits to the side with under counter space for a dishwasher. The well defined dining space is framed by an exposed brick chimney breast and a deep under stair storage cupboard offers plenty of storage. There is space for additional appliances and the opportunity to enhance what is already a very stylish space. French doors at the side flood the room with light and give garden access.

Beyond is the utility room, with another sink for muddy boots and paws, additional cupboards and space for an appliance.

Next door is the spacious bathroom which has a shower cubicle, bath and a long vanity unit with a wash hand basin above and cupboards under.

Returning to the hallway and climbing the stairs to the first floor, there are two graceful double bedrooms both of which have large windows drawing in light and views.

Outside the sunny garden is fully enclosed offering a safe sanctuary for pets and children. Mature stocked flower beds edge the area of lawn and there is a gravelled space around the house that serves as seating area or storage space.

This fabulous period home, close to Holden Pond and opposite the woodland and green common beyond, is welcoming, spacious and well-presented; perfect to move in straight away. A must see!





Entrance door, which opens into:

Entrance Hallway: side aspect double glazed window, wooden flooring, radiator and doors opening into:

Living Room: 10`6 x 10`11 front aspect double glazed window, alcove mid height wooden cupboards, one with internal shelving, fireplace with tiled hearth and surround and painted mantle, wooden flooring and radiator.

Kitchen/Dining Room: 20`6 x 10`9 side aspect French doors, space for appliances, Belfast sink with mixer tap, cream base level cupboards with wooden counter tops, wooden flooring, exposed brick chimney breast, under stair storage cupboard, space for table and chairs, radiator and door opening into:

Utility Room: 5`11 x 8`9 side aspect double glazed window, cream base level cupboards with wooden countertop, sink with drainer and mixer tap, space for appliance, wooden flooring, radiator and door opening into:

Bathroom: shower enclosure with wall mounted shower attachment, panel enclosed bath, vanity unit with countertop, wash hand basin with mixer taps over and cupboards under, low level WC, heated towel rail, tile effect flooring and part tiled walls.

Stairs rising to first floor with ceiling loft access hatch and doors opening into:

Bedroom 1: 10`10 x 10`11 front aspect double glazed window, feature fireplace with wooden mantle, fitted wardrobe, wooden flooring and radiator.

Bedroom 2: 10`6 x 10`9 rear aspect double glazed window, fitted cupboard with wall mounted boiler, wooden flooring and radiator.

Outside: To the front of the property is off street parking for 2 cars. The south east facing garden is to the side of the property and is laid mainly to lawn with mature stocked flower beds. There is a mix of wooden fencing, wire fencing and planting offering privacy at all perimeters. Beside the house is a gravelled area with space for seating and bin storage.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,749.00)

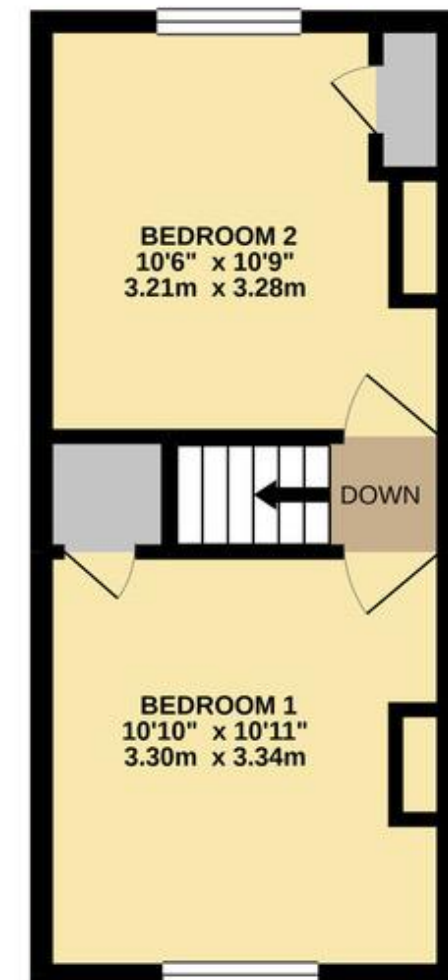
EPC: D (68)




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

TOTAL FLOOR AREA : 873sq.ft. (81.1 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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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 Holden Corner'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. Holden Corner 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.



