

Tulip Cottage, 35 Holden Corner, Southborough, Tunbridge Wells







# Tulip Cottage, 35 Holden Corner, Southborough, Tunbridge Wells TN4 0LP

*Charming Period 1 Bedroom House in Picturesque Location*

## Accommodation Summary

- End of terrace house
- Spacious double bedroom
- Living room with fireplace
- Well presented kitchen
  - Large bathroom
  - Garden
  - Parking
- Development potential
- Sought after village location
- Close to transport links and first-class schools



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This beautiful 18th Century home is neatly tucked away down a quiet street behind the picturesque village pond, with a children`s play area nearby. 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.

With a parking space to the front, a part hung tile exterior with pretty plants climbing the canopied entrance deliver plenty of kerb appeal.

You enter via the living room, which is a welcoming space with wooden flooring and fitted alcove cabinetry providing storage and cosy lighting. A brick enclosed fireplace adds warmth in the colder months and there is plenty of room for furniture.

At the rear is the pretty kitchen with bespoke wooden country style cabinets providing ample storage space top and bottom. Neutral walls, panelled splash backs and terracotta tiled flooring add character and contrast to the painted cabinetry topped with wooden counter tops. A Belfast sink is cleverly placed under a window and a part glazed stable door gives rear garden access. An open recess under the stairs is perfect for housing appliances.

Climbing the stairs to the first floor, with clever shelving above, the bright double bedroom is at the front with a fitted wardrobe and graceful proportions.

Next door is the spacious bathroom with a sumptuous period roll top bath with a handheld shower attachment.

Outside the rear garden is a charming space with a block brick terrace at the rear of the kitchen, an area of lawn and planted borders. There is plenty of space for alfresco dining and wooden fencing and mature hedging on all sides provide privacy and a safe enclosure for pets and children.

This fabulous period home offers peaceful living in a central location. It also offers development opportunities making it a must see!







**Entrance door, which opens into:**

**Living Room:** 11'10 x 11 front aspect double glazed window, fireplace with brick surround and hearth and oak mantle, alcove open wall shelves with lighting above and alcove mid height cupboards with shelves, radiator, wooden effect flooring and door opening into:

**Kitchen:** 11'7 x 8'2 rear aspect double glazed window, rear aspect stable door with window, open recess under the stairs, space for fridge/freezer, space and plumbing for washing machine, space for oven, extractor hood, eye and base level units with under counter lighting, wooden counter tops, Belfast sink with mixer tap, plate rack and shelf, tiled flooring and radiator.

**Stairs rising to first floor with open shelving above and doors opening into:**

**Bedroom:** 11'9 x 11'7 front aspect double glazed window, fitted wardrobe with hanging rail and shelf, ceiling loft access hatch and radiator.

**Bathroom:** 9 x 8'5 rear aspect double glazed window, original wooden wall panelling on one wall, freestanding roll top bath with mixer tap and handheld shower attachment, WC, pedestal wash hand basin, heated towel rail, airing cupboard housing the Worcester combination boiler with shelving for linen, ceiling loft access hatch and wooden flooring.

**Outside:** At the front is a gravelled area with space for one car, a block brick area leading to the canopied front door with side trellising with climbing plants, a low hedge in front of the house, a stocked flower bed to the side of the house and a wooden side gate for rear garden access. At the rear is a block brick terrace at the back of the house, an area of lawn, wooden shed, stocked flower beds and fenced, trellis and mature hedged perimeters.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

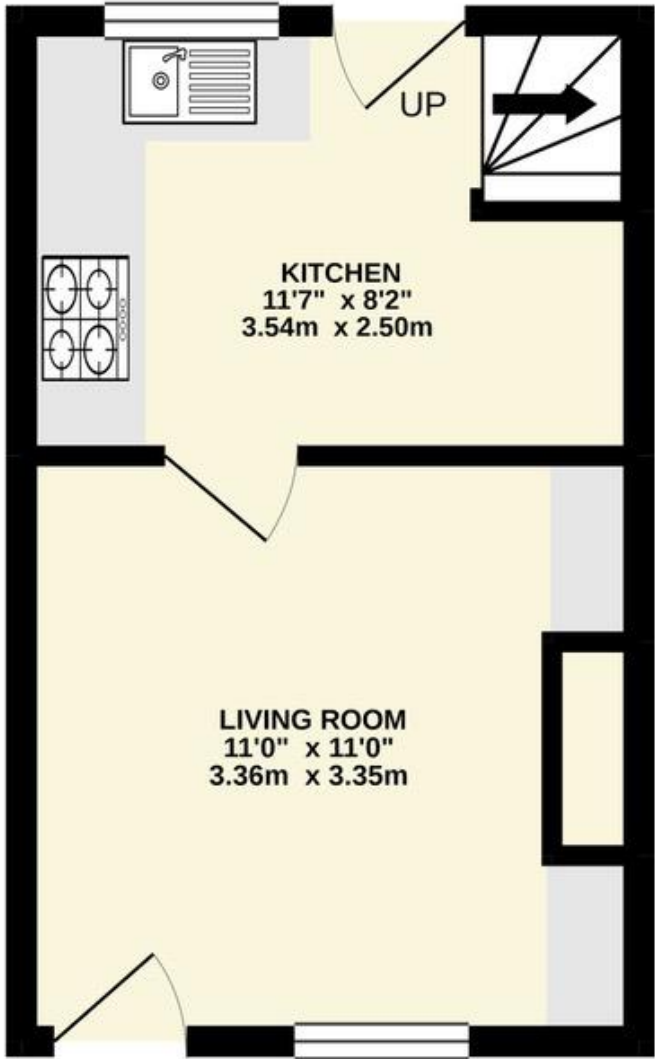
Council tax: Band C (£1,749.00)

EPC: D (61)

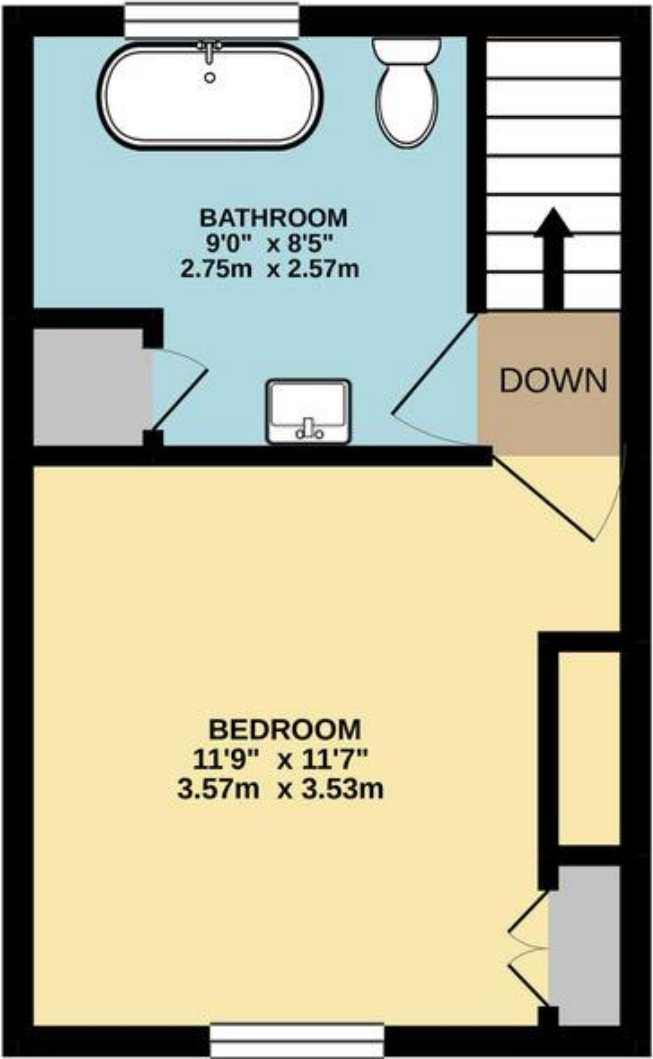




GROUND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 461 sq.ft. (42.8 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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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 Plus) <b>A</b>                          |         | 85                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 61      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |





**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.





