

21 Modest Corner, Southborough, Tunbridge Wells





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Pretty Period 2-Bedroom House in Idyllic Location

Accommodation Summary

- Semi-detached house
- 2 double bedrooms
 - Living room
- Home office/2nd reception room
 - Stylish kitchen
 - Conservatory
 - Utility space
- Modern bathroom
- Long west facing garden
- Sought after location



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This beautiful Victorian cottage is neatly tucked away in a semi-rural area, with glorious countryside views and a woodland setting.

With a charming communal green to the front, it's quiet cul-de-sac truly offers the best of both worlds as it is only a short distance from local shops, sought after schools and excellent transport links into London.

Fronted by trees and approached by a pathway, the house is set back by an iron fence with a wooden gate opening onto a block brick terrace, with a canopied porch welcoming you in.

Deceptively spacious, you enter the living room, the first of two reception rooms. It is a welcoming space with an opening in the chimney breast adding character and an opportunity for a wood burning stove. There is plenty of space for furniture and a large front window offers leafy views.

Directly behind is the second reception room which is wonderfully versatile but is currently set up as a home office. A rear window brings in light and garden views.

The central staircase leads you up to the first floor with a ceiling access loft and a split-level landing.

The principal bedroom at the front is a good-sized double with a pretty period fireplace, a large window flooding the space with light and a fitted cupboard.

Opposite is the second bedroom which is also a generous double, with stunning countryside views.

Returning to the ground floor and down a set of stairs, the lower ground floor opens into a hallway with access into a utility cupboard, with plumbing and space for appliances.

Beyond is the spacious modern bathroom with a long vanity unit with storage and wall cupboards, partly mirrored, with lighting. There is a bath and separate shower cubicle.

To the rear is the country style kitchen with lots of work top space and a good selection of cupboards, both top and bottom. It is a charming space with a butlers sink, stainless steel splashbacks and wooden worktops contrasting beautifully with the cream shaker style units.

Folding doors open into the conservatory behind. It is the perfect space for living, dining and entertaining, with access to the garden at the rear. There is a fitted cupboard housing the boiler with plumbing for an appliance too.

Outside there is a paved terrace next to the house, ideal for summer dining. Paved steps to the side lead you down past alternating tiers of lawn and paved terracing to a beautiful, hedged arch. At the very rear is further garden space, with room for a shed, and a wooded backdrop with a meandering stream at the boundary.

This fabulous period home idyllically surrounded by woodland and green common beyond, is welcoming and spacious. A must see!



Porch with opaque glazed entrance door, side aspect opaque windows, tiled flooring, space for shoes and internal opaque glazed door opening into:

Living Room: 10'10 x 10'6 front aspect double glazed window, opening in chimney breast with slate hearth, radiator and opening into:

Hallway with stairs leading up to the first-floor split level landing with ceiling loft access hatch and doors opening into:

Bedroom 1: 10'10 x 10'6 front aspect double glazed window, period fireplace with mantle, fitted cupboard with shelving and radiator.

Bedroom 2: 10'10 x 10'10 rear aspect double glazed window, period fireplace with mantle and radiator.

Home Office/2nd Reception Room: 10'10 x 10'10 rear aspect double glazed window, radiator and opening to:

Stairs leading down to the lower ground floor with tiled flooring, radiator and doors opening into:

Utility cupboard: tiled flooring and space and plumbing for appliances.



Bathroom: panel enclosed bath with mixer tap, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over, concealed cistern WC, cupboard, drawers and countertop, wall cupboards, part mirrored, with lighting, heated towel rail and tiled flooring.

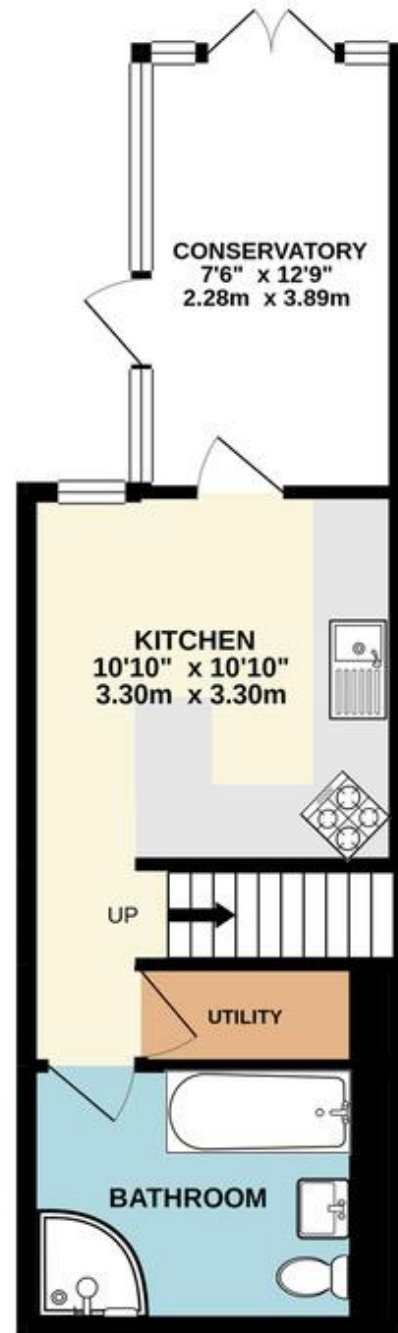
Kitchen: 10'10 x 10'10 rear aspect double glazed window, under counter space for fridge and freezer, space for oven with extractor above, stainless steel splash backs, butlers sink with mixer tap, tiled flooring with underfloor heating and radiator. The kitchen has plenty of wooden worktop space and a good selection of cream eye and base level units. Double folding doors open into:

Conservatory: 7'6 x 12'9 rear and side aspect double glazed windows, side aspect glazed door and rear aspect French doors opening into garden, electric heaters, and tiled flooring.

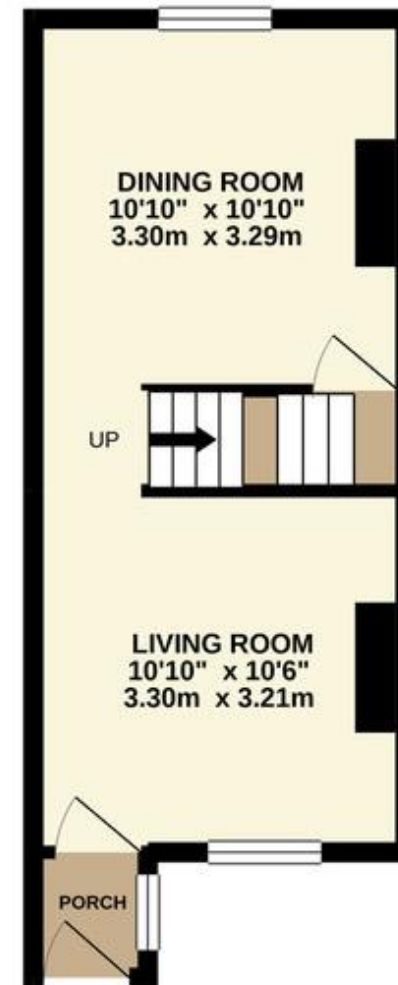
Outside: To the front of the property is an iron fence and wooden gate with block brick paving behind with bin storage space and leading to the porch entrance. At the rear is a paved terrace perfect for summer dining, paved steps at the side leading to the rear of the garden, alternating tiers of lawn and paved terracing, a hedged archway leading through to further garden with space for sheds, a woodland backdrop, and a stream at the boundary.



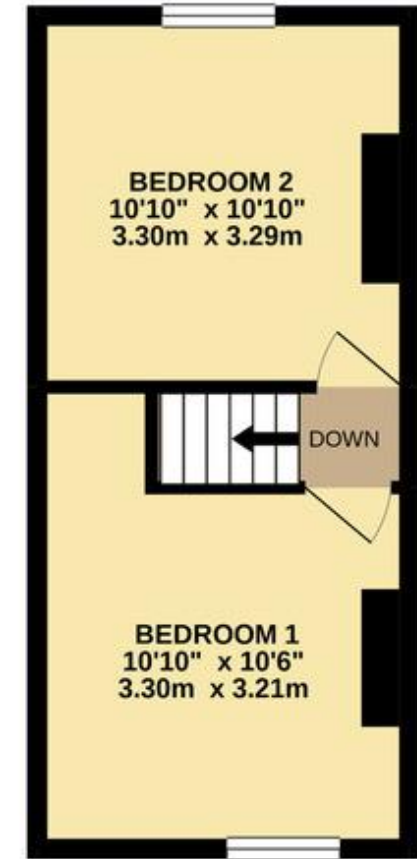
LOWER GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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) A		82
(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		



General:
 Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band D (£1,985.94)
 EPC: D (56)

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 Modest 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. Modest 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 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, which 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.



