

25 Holden Corner, Southborough, Tunbridge Wells





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Pretty period 2-bedroom cottage with large garden studio

Accommodation Summary

- Mid-terrace period cottage in stunning location
 - 2 double bedrooms
 - Living room
 - Kitchen
 - Dining/family room
 - Modern bathroom
- Sunny south-west facing garden
 - Garden studio/home office
 - Off street parking
- Close to transport links and first-class schools



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A smart exterior of exposed brick contrasts beautifully with its duck egg blue entrance door and gravelled driveway, delivering plenty of kerb appeal for this beautiful home.

It 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 was recently refurbished to a high standard, to sympathetically create a period cottage with a modern twist.

Deceptively spacious, you enter the living room, the first of two reception rooms. It is a welcoming space with warm wooden flooring, accents of wall colour and ample room for furniture.

Directly behind is the dining/family room, conveniently placed next to the kitchen. It is a generous space with plenty of room for a table and chairs and a sofa too. A glazed door offers views of the garden and a deep under stairs storage cupboard keeps the area clutter free.

At the rear you step down into the stylish kitchen which delivers wonderful cooking facilities with an abundance of cream cabinets topped with wooden work surfaces. A butler sink is thoughtfully placed under the window and there is a fitted oven and space and plumbing for additional appliances. Dual aspect windows bring in pretty garden views.

The central staircase, leads you up to the first floor's two bedrooms, both immaculate doubles with a restful feel.

A stylish and contemporary bathroom with shower over the bath completes the floor.

Outside the sunny rear garden has a decked terrace, perfect for alfresco dining, and an area of lawn which is fully enclosed offering a safe sanctuary for pets and children.

There is also a wonderful partly glazed garden studio with electricity and lighting that sits discreetly at the rear, offering a home studio for your creativity, an extra home office, a den for teenage children or a playroom for younger ones.

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 to:

Living Room: 12` x 11`10 front aspect window overlooking the driveway and street behind, natural engineered brushed white Oak wooden flooring, mid height fitted alcove cupboard, radiator and door opening into:

Dining Room: 12` x 11`10 rear aspect glazed door opening into the garden, deep under stairs storage cupboard, natural engineered brushed white Oak wooden flooring, radiator and opening with steps down into:

Kitchen: 7`5 x 10`4 rear and side aspect double glazed windows, fitted Hotpoint oven with 4 ring gas hob and stainless steel extractor above, coloured glass splash back, ceramic butler sink with mixer tap, space for fridge/freezer, space and plumbing for washing machine, tiled floor and radiator. The kitchen has plenty of wooden worktop space, a good selection of cream eye and base level units, part opaque glazed, with a pull out larder unit, wall hung boiler housed in wall cupboard, and tiled flooring.

Stairs up to first floor landing with loft ceiling access hatch, radiator in painted decorative cover and doors opening into:

Bedroom 1: 12` x 11`10 front aspect window with views of the street below, opening in chimney breast, fitted wardrobe with hanging rail and radiator.

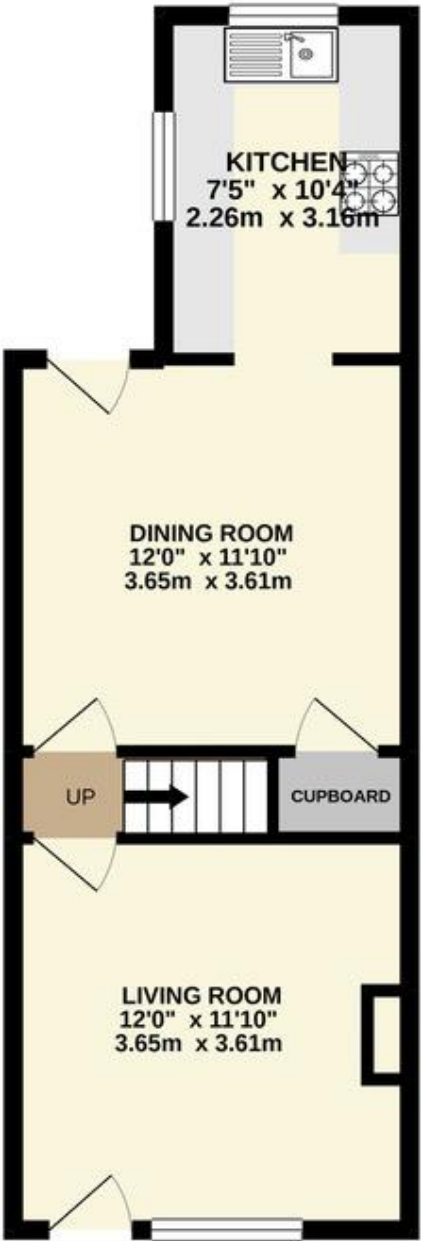
Bedroom 2: 9`4 x 11`10 rear aspect window overlooking the rear garden and radiator.

Bathroom: rear aspect double glazed window, panel enclosed bath with mixer tap, glass shower screen and wall mounted shower attachment, low level WC, part tiled walls, pedestal wash hand basin with mixer tap, heated towel rail, airing cupboard housing the water cylinder with shelving for linen and new Lino flooring.

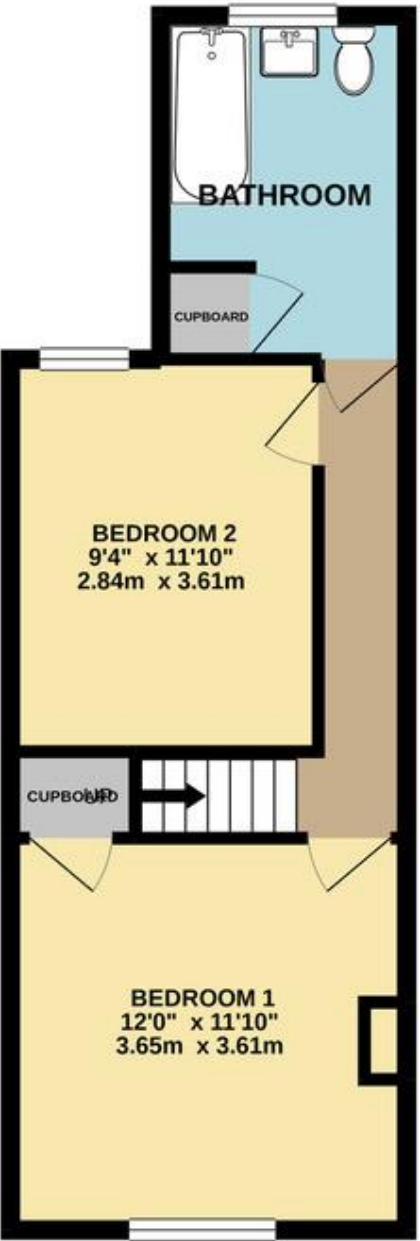
Outside: To the front of the property is a gravelled off-street parking space with mid-height wooden fences at both side perimeters, a block brick pathway leading to the front door. At the rear is a decked terrace perfect for a table and chairs, an area of lawn with a block brick pathway leading to the back where there is a garden studio. There is a beautiful climbing wisteria, a wooden sleeper enclosed stocked flower bed and close boarded fencing on all perimeters.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



ENTRANCE FLOOR
97 sq.ft. (9.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		108
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 : 881 sq.ft. (81.9 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: 9'10 x 9'11 front aspect double glazed picture windows, front aspect French doors, wooden flooring, electric heater, and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,749.00) / EPC: D (63)

New carpets to the first floor landing and bedrooms



Area Information: Southborough, Tunbridge Wells, 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, 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.

