

# Cranworth Cottage, Church Road, Southborough Common





# Cranworth Cottage, Church Road, Southborough Common, Tunbridge Wells TN4 0RT

*Substantial Elegant 6-Bedroom Period House With Idyllic Gardens*

## **Accommodation Summary**

- Double fronted detached house (built circa 1730)
  - 6 bedrooms
  - 3 reception rooms
  - Home office
- Kitchen/breakfast room and separate utility room
  - Bathroom and shower room
  - Cellar
  - Beautiful gardens
- In and out driveway with parking for several cars
  - Sought after location



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)



The beauty of this home is immediately apparent as you approach, its handsome Gothic gabled exterior of club hung tiles, square bay windows and black and white timbering giving a nod to its architectural heritage.

Arranged over three floors, its uniqueness makes it stand out from its neighbours.

It is set back and screened from the road by high hedging, an in and out driveway sweeping past the front of the house. A wall stretches to the side with a brick archway opening into the glorious garden behind.

A canopied porch welcomes you into the spacious hallway, warm wooden flooring seamlessly linking the rooms that open off it at all angles.

First on the right the dining room delivers a sophisticated dining experience with a square bay window, beautiful, tiled fireplace and deep wall colour creating intimacy.

Opposite, the drawing room is classically elegant with double aspect windows and a handsome fireplace that adds character and warmth in the colder months.

Behind, the sitting room's spectacular Inglenook fireplace houses the wood burning stove and with plenty of room for sofas, it is the perfect space for family living.

Next door the kitchen/breakfast room is brightened by the part glazed door and window that offer garden access and green views. A deep pantry and country style cabinets top and bottom provide ample storage space with an expanse of wooden worktops. A wonderful gas Aga provides constant warmth to the sun-drenched room with a practical electric hob delivering extra cooking facilities for the family.

A separate utility room to the side offers housing for extra appliances and a vintage sink unit with double drainers, ideal for muddy boots or paws.

There is also access to the large cellar from the kitchen, and useful back stairs to the first floor.

An inner hallway at the back winds past fitted storage cupboards to the ideally secluded home office and a guest cloakroom at the rear.

Climbing the stairs to the first floor you reach the landing and the pretty bathroom. It is a tranquil space with a roll top bath, double shower enclosure, leafy window views and stylish white tiling.

The adjacent shower room provides another fully enclosed shower.

At the front, two large bedrooms sit along the hallway, graciously proportioned and steeped in romance with exposed beams, one with a fireplace and both with square bay windows.

There are two further bedrooms on this floor, one which is currently set up as an additional sitting room.

A further flight of stairs takes you up to the second floor with two generous double bedrooms with eaves storage and front aspect views.

Outside the glorious west facing garden lies to the rear and side of the house and is laid mainly to lawn with a variety of mature fruit trees, shrubs and stocked flower beds adding colour and interest. A mix of walled, fenced, and hedged perimeters provide privacy, and the garden is fully enclosed offering a safe sanctuary for pets and children. A paved terrace sits outside the kitchen giving plenty of room for alfresco dining with an immaculate kitchen garden at the side and a wooden shed and log and kindling stores providing storage.

At the rear of the building, of probable 18th century origin, is a hay loft that has development potential, subject to planning.

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home has the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!



**Covered pitch tiled entrance porch with tiled flooring and part opaque patterned glazed entrance door, which opens into:**

**Entrance Hall:** wooden flooring, radiator and doors opening into:

**Dining Room:** 17'7 x 12 front aspect square bay window with original shutters, side aspect window, fireplace with wooden mantle and tiled surround and hearth, radiators, and wooden flooring.

**Drawing Room:** 17'7 x 14 front aspect square bay window with original wooden shutters, side aspect window, fireplace with mantle, tiled surround and stone hearth, exposed ceiling beam, wooden flooring, and radiator.

**Sitting Room:** 16'10 x 12'7 side aspect windows, exposed brick Inglenook fireplace with Bressumer beam over, stone hearth and wood burning stove, fitted cupboard with shelving, wooden flooring and radiators.

**Kitchen/Breakfast Room:** 20'9 x 10'11 rear aspect window, rear aspect part glazed door opening onto the terrace, 2 oven AGA, Bosch 2 ring hob, Belfast sink with mixer tap over, integrated dishwasher, wooden flooring, exposed wall beams and radiator. The kitchen has plenty of wooden worktop space and a good selection of cream Shaker style eye and base level units with open shelving and a plate rack. There is a set of stairs leading up the rear of the first floor, a set of stairs leading down to the cellar, room for a table and chairs and a door opening into the walk-in pantry with shelving, tiled flooring, and a rear aspect opaque window. A further door opens into the:

**Utility Room:** 7'7 x 6'7 side aspect window, rear aspect opaque window, stainless steel sink unit with mixer tap, double drainers, and cupboards under, countertop, under counter space and plumbing for appliances, space for fridge/freezer, cupboards, and tiled flooring.

**Inner hallway with under stair storage cupboard, fitted storage cupboard with hanging rail and shelf with cupboard above, side aspect window, wooden and tiled flooring and doors opening into:**



**Home Office:** 11'10 x 9'8 side aspect opaque part glazed door, rear aspect window, opening in chimney breast with brick hearth and radiator.

**Cloakroom:** side aspect window, low level WC, wall hung wash hand basin and tiled flooring.

**Stairs up to first floor landing with front aspect window, side aspect window, exposed ceiling beams, fitted storage cupboard, airing cupboard with shelving for linen, radiator and doors opening into:**

**Bedroom 1/Principal Bedroom:** 17'7 x 12'7 front aspect square bay window with secondary glazing, exposed ceiling and wall beams and radiator.

**Bedroom 2:** 17'7 x 12 front aspect square bay window with secondary glazing, exposed wall beams, feature fireplace with painted mantle and stone hearth, fitted wardrobes with hanging rails, shelving and cupboards above.

**Bathroom:** rear aspect windows, low level WC, double shower cubicle with rainwater shower head and handheld shower attachment, freestanding roll top bath with mixer tap and handheld shower attachment, vanity unit with wash hand basin above and cupboard under, mirrored wall cabinet, heated towel rail and wooden effect flooring.

**Shower Room:** rear aspect window, shower cubicle with shower attachment, low level WC, pedestal wash hand basin, heated towel rail and tiled flooring.

**Bedroom 5:** 12'7 x 8'7 side aspect window, exposed wall beam and radiator.

**Bedroom 6:** 12'7 x 9'6 side aspect window, exposed brick chimney breast with feature fireplace, fitted cupboard with hanging rail and cupboard above and radiator.

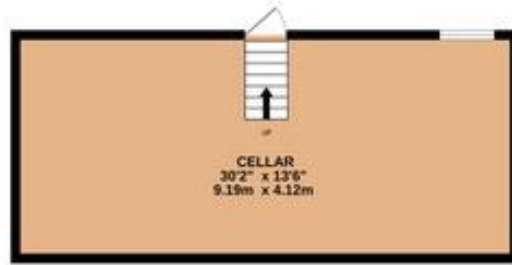
**Stairs up to second floor landing with front aspect window and doors opening into:**

**Bedroom 3:** 14'5 x 12'7 front aspect window, eaves storage cupboard and radiator.

**Bedroom 4:** 14'5 x 12 front aspect window, eaves storage cupboard and radiator.



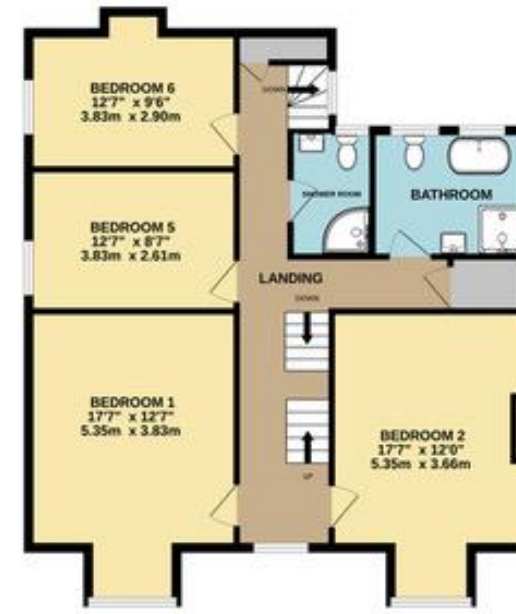
LOWER GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



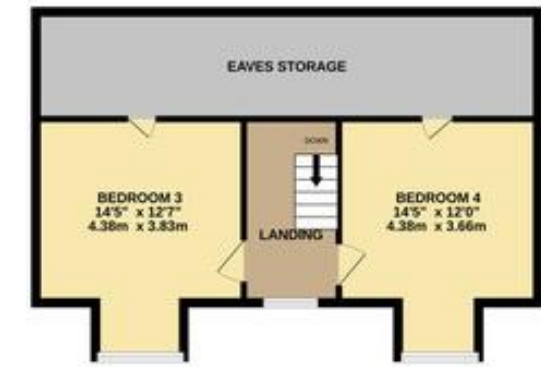
GROUND FLOOR  
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



2ND FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 3069 sq.ft. (285.1 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	63
(39-54) <b>E</b>	41
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



**Outside:** To the front are two wooden gates at either side of the gravelled in and out driveway that has parking for several cars. High hedging to the front offers privacy with a pedestrian gate for access and stocked flower beds behind. A brick wall to the side has an electrical car charging point and an arched entrance with a wooden gate for rear garden access. The west facing rear garden is laid mainly to lawn with a variety of trees, including fig, quince, pear and apple, and mature perimeter shrubs and flower beds edge the lawn with a mix of hedged, fenced, and walled perimeters. A large, paved terrace sits behind the house perfect for alfresco dining with a paved pathway winding front to back at the side. At the side is a kitchen garden, a gravelled area with a brick shed, a log store and a kindling store and a wooden shed. There are water and electricity connections and street access from both sides accessed through wooden gates.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band G (£3,330.90) / EPC: E (41)

**Area Information:** Southborough, Tunbridge Wells, Kent

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 Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Cranworth Cottage. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards Cranworth 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. Peter's 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. Cranworth Cottage 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 Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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 40-minute journeys. There is also a luxury coach service, which drops up and collects outside the property, 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.



