

1 Castle Street, Southborough





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Pretty Period 2-Bedroom Cottage

Accommodation Summary

- End of terrace house
- 2 double bedrooms
 - Living room
- Kitchen/dining room
 - Utility room
 - Rear garden
- Modern bathroom
- Immaculate decor
- Sought after village location
 - Chain free



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Just a short walk from Southborough's local shops, sought after schools and excellent transport links, sits this pretty house with plenty of kerb appeal.

Deceptively spacious you enter into the living room which is cosy and welcoming with room for a large sofa to curl up in front of its fireplace in the colder months.

Behind is the country style kitchen with a good selection of cream cupboards top and bottom, wooden effect work top space and warm terracotta floor tiling. With a fitted electric oven, 4 ring gas hob, extractor and space for a dishwasher it has everything you need. A glazed door to the rear floods the space with light and with plenty of space for a table and chairs, you can enjoy garden views as you dine.

Behind is a lobby which can neatly house appliances, with space for a fridge/freezer and space and plumbing for a washing machine too, with a useful countertop above.

A door to the rear opens into bathroom. It has a modern suite with a shower over the bath and a large window drawing in lots of natural light.

Climbing the stairs to the first floor the main bedroom is at the front. It has a pretty period fireplace and a large window overlooking the quiet street below.

Opposite is the second bedroom which is also a generous double with a fitted wardrobe and a garden outlook.

Outside to the rear the long garden is zoned with a mix of paved, block brick and decked terraces with a wooden pergola, perfect for a table and chairs. A brick shed provides storage and there is a side gate for bin access.

This immaculate home has been well maintained throughout and is perfect for a young family or professionals due to its fantastic location. A must see!





Entrance door, which opens into:

Living Room: 10`6 x 11 front aspect double glazed window, feature fireplace with decorative mantle, tiled surround and hearth and fire basket, radiator and door opening into:

Kitchen/Dining Room: 10`6 x 12`2 rear aspect glazed door giving garden access, sink with drainer and mixer tap over, 4 ring gas hob, electric oven, extractor, space and plumbing for dishwasher, tiled flooring, under stair storage cupboard and radiator. The kitchen has plenty of wooden effect worktop space, a good selection of eye and base level units, room for a table and chairs and a door which opens into:

Utility Room: space and plumbing for appliances, countertop, wooden effect flooring, wall hung boiler, radiator and door opening into:

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, radiator and wooden effect flooring.

Stairs up to first floor and doors opening into:

Bedroom 1: 10`6 x 10`11 front aspect double glazed window, period fireplace and radiator.

Bedroom 2: 10`6 x 9`10 rear aspect double glazed window, fitted wardrobe and radiator.

Outside: a low height brick wall with wooden gate fronts a decorative paved area with low level hedging both sides of the block brick pathway. To the rear there is a paved terrace at the rear of the house with a brick storage shed and side wooden gate for bin access. It leads to a decked terrace, a block brick terrace and a wooden archway that leads to a further decked terrace with wooden pergola. The garden is fully enclosed by a mix of brick walls and close boarded fencing.

General:

Tenure: Freehold

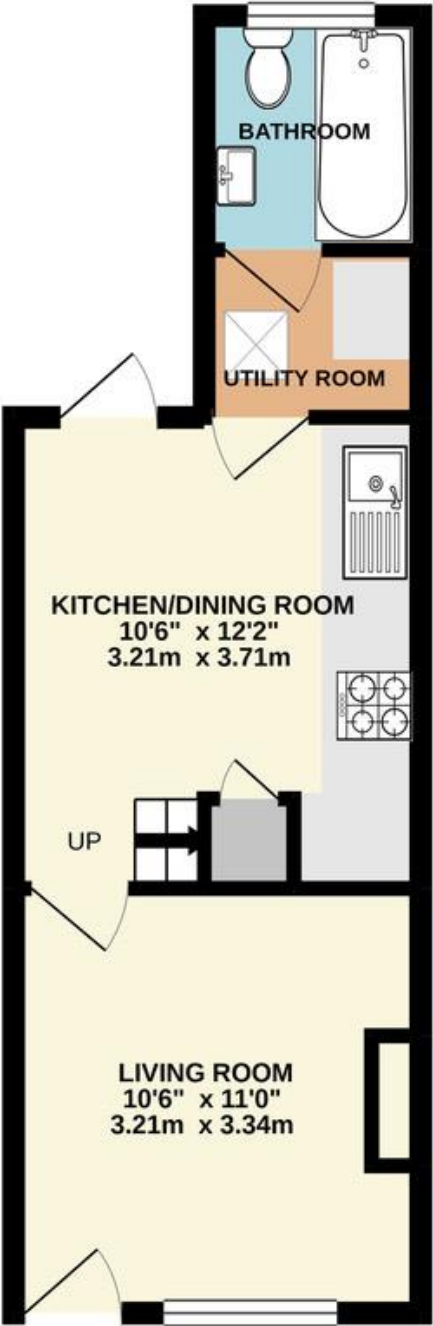
Local authority: Tunbridge Wells District Council

Council tax: Band C (1,804.00)

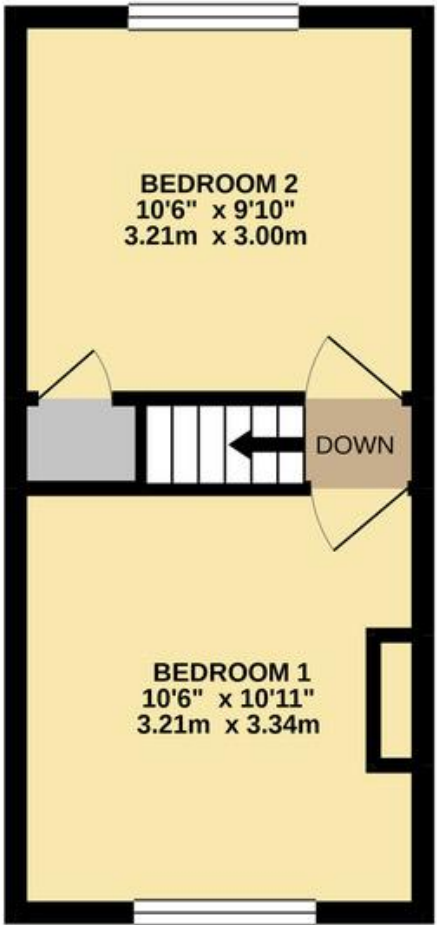
EPC: D (56)



GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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			
(39-54) E	56		
(21-38) F			
(1-20) G			
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 Castle Street'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. Castle Street is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.

The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 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 35 minute journeys. There is also a luxury coach service, that drops up and collects a short walk from Vale Road, 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.



