



13 Holden Road, Southborough





13 Holden Road, Southborough, TN4 0QG

Beautifully Located Period 3-Bedroom Semi-Detached Home

Accommodation Summary

- Bright and spacious interior
 - 3 bedrooms
- Open plan reception room
 - Period features
- Bespoke Woodwork kitchen
 - Pretty courtyard garden
 - Sought after location
 - Development potential



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This attractive bay fronted period home oozes Victorian charm and period architectural detailing whilst delivering a family friendly contemporary style of living.

Sitting on a quiet residential street with local shops and transport links on its doorstep, it enjoys the best of both worlds as it is also opposite Southborough Common which is a peaceful area of outstanding natural beauty

The house enjoys wide open views of the green common and woodland beyond with its labyrinth of footpaths twisting and winding up behind the Church and village cricket green.

Set back from the road by a lawned verge and an enclosed front garden, the home's handsome exterior and traditional Victorian tiled path entices you in. The sweet duck egg blue entrance door with its circular glazed stained glass window dapples the painted wooden hallway floor in coloured light.

The living room on the right is bright and spacious with a triple sash bay window flooding the room with sunshine. A pretty Victorian styled fireplace, high ceiling and decorative period features makes this a welcoming and graceful room.

Through an open arch to the rear is an elegant dining room with a large sash window providing an inviting dining experience.

At the far end is the impressive kitchen/breakfast room which has a defined area at the back ideally placed in front of the French windows for a breakfast table and chairs. The kitchen's bespoke wooden cabinetry adds a unique special quality to your cooking experience and with Neff integrated appliances and an abundance of space and light it is a family's dream.

To the first floor are three bedrooms with the large master bedroom being bathed in light from its handsome bay window overlooking the common beyond. All have high ceilings and are decorated in soothing tones whilst two have washing facilities making them graceful and romantic spaces.

A wide landing, a modern bathroom and a separate cloakroom complete the floor.

This handsome period home is screened from the road by traditional iron railings and neat hedging whilst the rear courtyard garden, with its attractive block paved design, wooden garden arch with climbing plants and mature hedging, trees and shrubs, gives a pretty country garden feel.

This perfect family home in a sought after location in the catchment area for all the first-class schools, with additional development potential is a must see!





Covered entrance storm porch to opaque stained glass part glazed entrance door with glazed top light panel above, which opens to:

Entrance hallway with space for coats and shoes, painted wooden flooring, natural wooden handrail and painted banisters, radiator and door opening into:

Living Room: 12'2 x 11'4' Front aspect triple sash bay window with secondary glazing overlooking the street, cast iron insert electrical fireplace with polished stone hearth, traditional tiling and pine surround, decorative picture rails and radiators. The room is perfect for entertaining in with the beautiful fireplace adding warmth and character.

Dining Room: 12'2 x 11'9' Rear aspect sash window overlooking the courtyard garden, radiator and fully glazed door into:

Kitchen/Breakfast Room: 21'5 x 10'8' Side aspect double glazed windows with fully glazed French doors at the rear giving access to the courtyard garden. The kitchen boasts stunning bespoke Woodwork painted wooden cabinetry, part glazed and some open, providing plenty of storage and a mix of oak and quartz counter top surfaces. There is a one and half bowl sink with drainer and mixer tap over placed underneath one of the side windows, integrated Neff oven with 4 ring gas hob above, stainless steel extractor fan with coloured glass splashback, integrated Neff dishwasher, space for a fridge/freezer, wooden laminate flooring and radiators.

Stairs down to:

Cellar: 12' x 11'7' Front aspect window in light well, sink and drainer with cupboard under, concrete flooring, fuse box and light and electricity for utility machines and additional storage.

Stairs up to first floor landing with loft access and doors to:

Bedroom 1/Master Bedroom: 16'1 x 11'9' Front aspect triple sash bay window and additional front aspect window both with secondary glazing overlooking the street and common beyond, vanity unit with wash hand basin and mixer tap over and cupboard under and radiators.

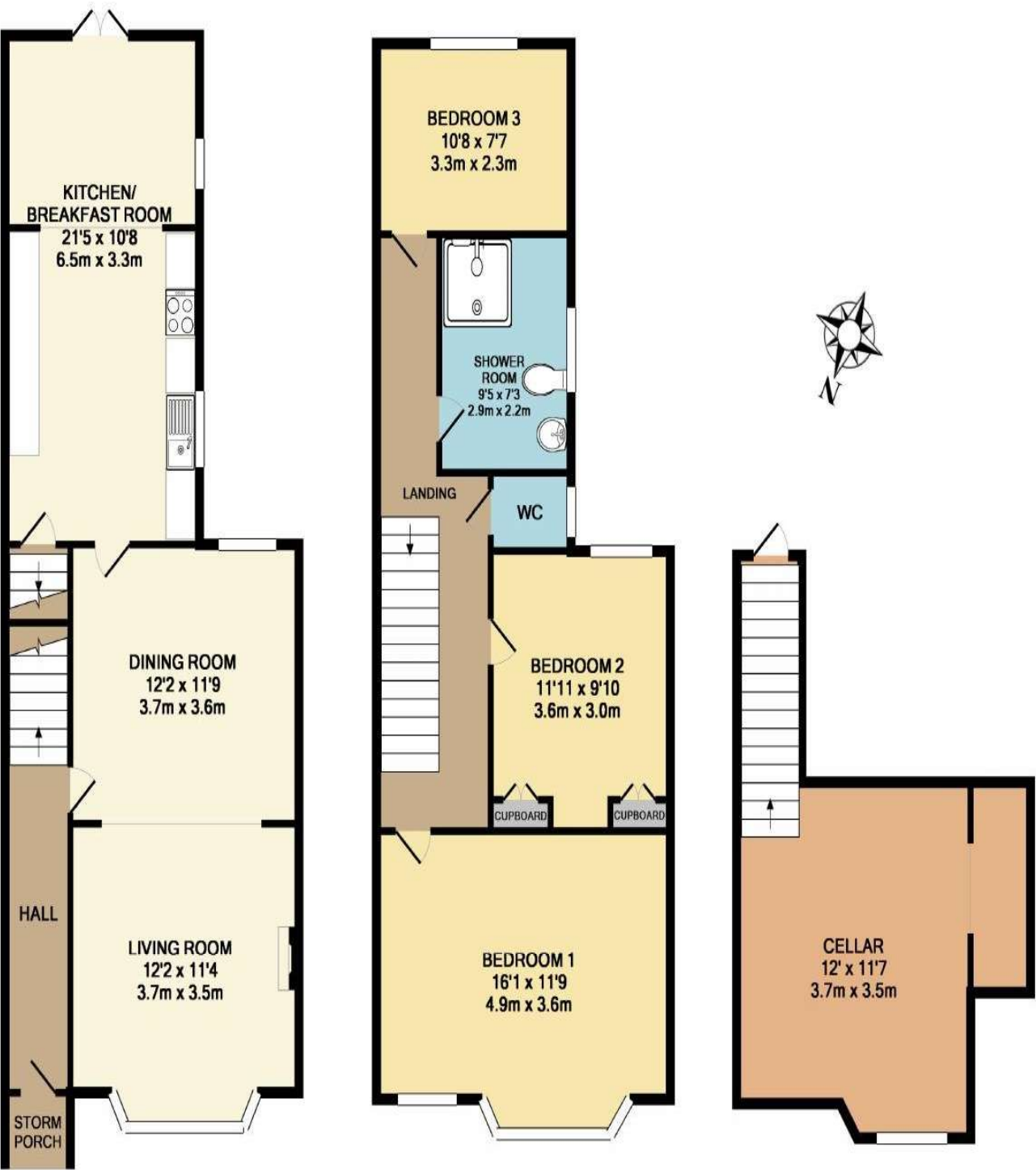
Bedroom 2: 11'11 x 9'10' Rear aspect sash window, built in double and single wardrobes, one housing the hot water cylinder, with open recess and full width cupboarding above, pedestal hand wash basin with mixer tap over and radiator.

Cloakroom: Side aspect opaque window, low level WC, slimline vanity unit with inset wash hand basin with mixer tap over, heated towel rail and laminate flooring.

Shower Room: 9'5 x 7'3' Side aspect double glazed window, walk in shower enclosure with wall mounted shower attachment, pedestal wash basin with mixer tap over, heated towel rail, inbuilt storage cupboard with shelving for linen, laminate flooring, low level WC, part tiled walls, extractor fan and radiator.

Bedroom 3: 10'8 x 7'7' Rear aspect double glazed window overlooking the garden below, loft access and radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F	31	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

TOTAL APPROX. FLOOR AREA 1476 SQ.FT. (137.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Outside: The house is set back from the road beyond a grass verge by a wrought iron fence and gate with low level hedging in front and grass and perimeter mature plants. A traditional tiled front path with tiled step up leads to an open arched storm porch. The rear courtyard garden is accessed via a side wrought iron gate that runs the length of the house. It is reached across a flagstone pathway to an area paved in a semi-circular design of bricks at different depths with mature perimeter hedging and flower beds stocked with a mix of plants and shrubs giving a pretty country garden feel. A wooden arch with climbing plants and wooden perimeter fencing with trellis above give the garden privacy from neighbours and a secluded seating area perfect for alfresco dining.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£1,513)
EPC: F (36)

Area Information: Southborough

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. Like the house, Southborough Common opposite, is in 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 Road 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.



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