

5 Castle Street, Southborough, Tunbridge Wells





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Period 2-bedroom cottage with pretty garden

Accommodation Summary

- Mid terrace house
- 2 double bedrooms
 - Porch
 - Living room
- Kitchen/dining room
 - Lobby
 - Bathroom
 - Rear garden
- Sought after village location
- Close to popular schools



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With period charm and a contemporary feel, this beautiful home is a short walk from local shops, sought after schools and excellent transport links.

It is set back from the road by a stone wall with a decorative gravelled area behind, while a smart porch has plenty of room for coats and muddy boots.

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, the kitchen/dining room's warm wooden flooring contrasts beautifully with the grey Shaker style cupboards and neutral walls. A good selection of cupboards top and bottom, with deep pan drawers, wrap around the room and the sink is placed under the large rear window that floods the room with light. An under-stair recess has been cleverly used as a walk-in larder with shelving and storage and with an integrated dishwasher and space for an oven and a table and chairs, it has everything you need.

A part glazed door to the rear opens into the lobby with a recess that can neatly house an appliance and a side door that opens into the garden.

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 principal bedroom is at the front. It has 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 and white pebbled terraces, giving a coastal feel. A wooden shed provides storage and sleeper enclosed stocked flower beds add interest and colour. It is fully enclosed by wooden fencing and there are side gates for bin access.

This home is absolutely perfect for a small family, young professionals or buy to let investors and is a must see!





Entrance Porch: side aspect double glazed window, tiled flooring, space for coats and glazed door, which opens into:

Living Room: front aspect double glazed window, feature fireplace with painted wooden mantle, tiled surround, stone hearth and gas fire, wooden flooring, low level fitted alcove cupboard, radiator and door opening into:

Kitchen/Dining Room: rear aspect double glazed window, 1 ½ sink with drainer and mixer tap over, space for oven, stainless steel and glass extractor, integrated slimline Zanussi dishwasher, space and plumbing for washing machine, wooden flooring, tiled splashback, under stair larder storage cupboard with shelving and radiator in decorative cover. The kitchen has plenty of wooden effect worktop space, a good selection of Shaker style eye and base level units, with pan drawers, room for a table and chairs and a part glazed door which opens into:

Lobby: side aspect glazed door opening into the garden, tiled flooring, ceiling loft access hatch, recess with space for an appliance and door opening into:

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin with mixer tap and cupboard under, low level WC, part tiled walls, tiled flooring, radiator and airing cupboard housing the water cylinder with shelving for linen.

Stairs up to first floor and doors opening into:

Bedroom 1: front aspect double glazed window, wooden flooring and radiator.

Bedroom 2: rear aspect double glazed window, over stair fitted cupboard, wooden flooring, and radiator.

Outside: To the front is a low stone wall with a wooden gate opening onto a paved pathway with a decorative gravelled area in front of the house. To the rear is a paved pathway, with wooden side aspect gates for bin access either side, a wooden shed, a shingled area, paved terracing, and wooden sleeper enclosed raised stocked flower beds. The garden is fully enclosed on all sides by wooden fencing.

General:

Tenure: Freehold

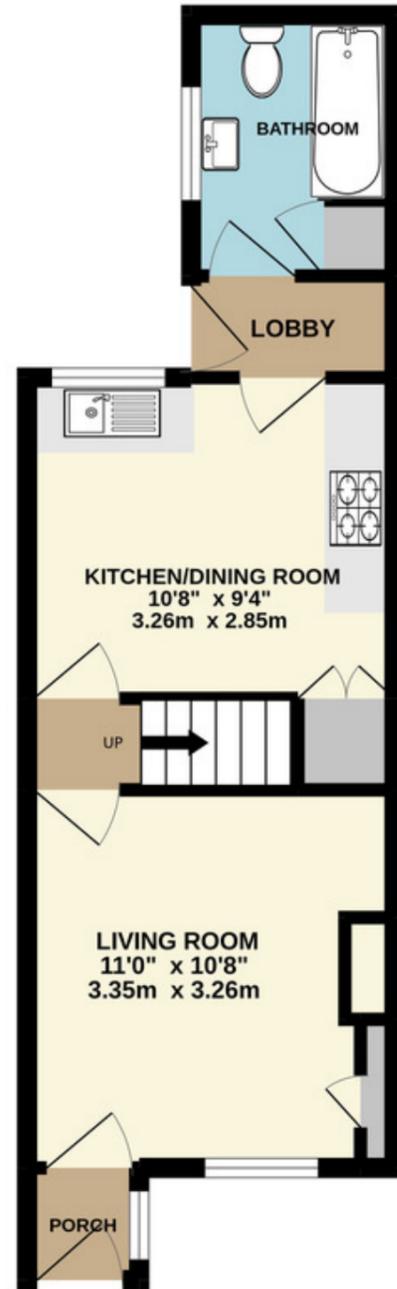
Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,804.00)

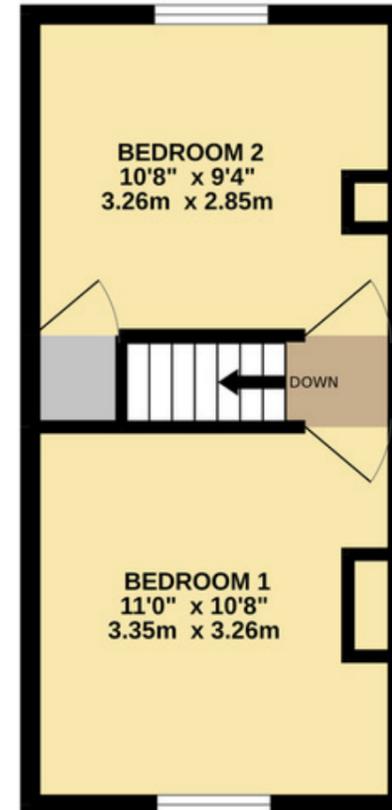
EPC: E (52)



GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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. 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. 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, which 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.



