

# Peace Cottage, Holden Road, Southborough Common









# Peace Cottage, Holden Road, Southborough Common TN4 0QG

*Beautifully renovated Grade II Listed 3-bedroom cottage in sought after location*

## **Accommodation Summary**

- 18th Century semi-detached cottage
  - 3 double bedrooms
  - 2 reception rooms
- Stylish kitchen/breakfast room
  - Modern bathroom
  - South facing garden
  - Off street parking
- Original period features
- Sought after location
- Close to mainline station and popular schools



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Peace Cottage is a beautifully styled and renovated home which oozes old world charm and period detailing whilst sympathetically delivering a 21st Century 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 a front garden, the home's handsome exterior and traditional red brick path entices you in.

The wooden entrance door opens into the living room which is delightfully welcoming with beams and an impressive inglenook fireplace.

Behind is the second reception room, currently set up as a music room, but with its close proximity to the kitchen it could easily double as a dining room, or even a home office, depending on your needs.

At the rear is the kitchen/breakfast room which is a visual delight with bespoke in-frame painted kitchen units contrasting with its beautiful granite countertops, splashbacks and waterfall topped island. Bi-fold doors to the rear, extending the living space into the garden in the summer months, and side aspect Velux windows flood the space with light, and there is plenty of room for a table and chairs. The cabinets, with pan drawers and pull out larder cupboards, make it a cook's dream and the high end integrated appliances add to the feeling of luxury that the room certainly delivers on.

Climbing the stairs, past a handsome stone wall, the first floor offers two bedrooms, both generous doubles. The principal bedroom has a feature fireplace, original wooden flooring, and superb views over the green common.

The bathroom is stunning with marble tiling, a freestanding cast iron roll top bath, marble wash stand and a separate shower cubicle. A rear aspect window delivers natural light as you bathe.

A further flight of stairs takes you up to the second floor and bedroom three, whose vaulted beamed ceiling offers a very romantic feeling.

Outside at the rear the sunny south facing garden is wonderfully low maintenance with decked and paved terraces and stocked flower beds with a variety of planting including a pair of olive trees. It is fully enclosed on all sides by wooden fencing, making it a safe sanctuary for pets and children and a gate at the rear opens into an off road gravelled parking space.

This beautiful home in a sought after location is in the catchment area for all the first-class schools. A must see!





**Covered entrance door which opens into:**

**Living Room:** 14'6 x 11'2 front aspect window with secondary glazing, inglenook fireplace with Bressumer beam over and stone hearth, traditional radiator, fitted storage cupboard, fitted cupboard housing the fuse box, exposed wall and ceiling wooden beams, carpets and opening into:

**Dining Room/Home Office:** 13'1 x 8'3 rear aspect internal window overlooking the kitchen, traditional radiator, bespoke fitted cupboard with shelving and part glazed doors, exposed wall and ceiling wooden beams, part stone walls, distressed pine wooden flooring, stairs rising to first floor and opening into:

**Kitchen/Breakfast Room:** 14'3 x 13'1 side aspect Velux windows and rear aspect bi-fold doors giving access to the garden. The kitchen has plenty of bespoke in-frame painted kitchen units with larder cupboards and pan drawers, topped with granite countertops. The island has a waterfall granite countertop with a Belfast sink with mixer tap, integrated Hoover washing machine, storage and an integrated under counter freezer. There is also an integrated under counter fridge, Neff 5 ring gas hob, integrated double Neff ovens, integrated Neff microwave, granite splash back, bespoke fitted wine rack, tiled flooring and space for table and chairs.

**Stairs up to first floor landing with part wooden panelled walls and doors opening into:**

**Bedroom 1:** 14 x 11'2 front aspect window with secondary glazing, feature fireplace with painted wooden mantle and stone hearth, fitted cupboard with shelving, exposed wooden ceiling beams, original wooden flooring and traditional radiator.

**Bathroom:** rear aspect double glazed window with shutters, freestanding cast iron roll top bath with wall mounted taps, traditional marble wash hand basin stand with mixer tap, shower cubicle with wall mounted shower attachment, high level traditional WC, heated towel rail, painted original wooden flooring and part marble tiled walls.

**Bedroom 2:** 14'3 x 7'9 rear aspect double glazed window, side aspect opaque double glazed window, period fireplace, fitted cupboard housing the boiler with storage, fitted high wall cupboard and traditional radiator.

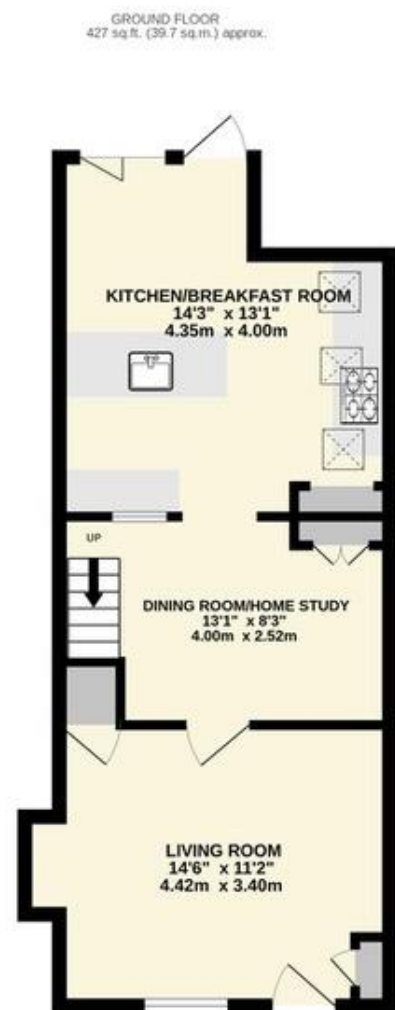
**Stairs up to second floor and door opening into:**

**Bedroom 3:** 13'2 x 12'5 front aspect window with secondary glazing and shutters, rear aspect Velux window, traditional radiator, eaves storage cupboards, vaulted and exposed wooden beamed ceiling and exposed wooden beamed walls.

**Outside:** the house is set back from the road beyond a grass verge by a yew hedge with a decorative gravel area behind. A red brick front path with stocked flower bed to the side leads to the covered entrance door. The rear garden is accessed via the kitchen/breakfast room but also from Vale Road at the back as the property has a gravelled off street parking space behind the rear wooden garden fencing, accessed through a wooden gate. The rear garden is south facing, with a decked terrace behind the house leading to a paved terrace area with stocked flower beds either side. It is fully enclosed by wooden fencing.







TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,030.00)

EPC: D (57)

**Area Information:** Southborough Common, 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 opposite, 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 Road 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, 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 40 minute journeys. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





