

13 Holden Corner, Southborough, Tunbridge Wells





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Pretty 3-bed period cottage in picturesque location

Accommodation Summary

- Mid terrace Victorian house
- 3 double bedrooms, 1 en-suite
 - Living room
 - Kitchen
 - Dining Room
 - Home office/Dressing room
- Bathroom and en-suite shower room
- Garden and off-street parking space
- Close to transport links and first-class schools
 - Sought after village location



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This wonderful home is opposite the picturesque village pond, with the woodland and green common behind. However, it enjoys the best of both worlds as it is also a short walk from local shops, sought after schools and excellent transport links.

Deceptively spacious, the current owner has exceptionally renovated it to provide a contemporary family style of living.

Its red brick exterior is set back from the street by a driving space to the front, with stone steps leading up to the entrance door.

Stepping into the hallway there are under stair cupboards to keep the space clutter free and an open plan aspect to its reception room gives a true sense of light and space.

On the right is the charming living room. It is a welcoming space with warm wooden flooring, bespoke alcove cabinetry and a fireplace with a wood burning stove to add warmth in the colder months.

At the rear is the kitchen/dining room with access into the garden. It is a generous space with plenty of room for a table and chairs and an island offers ample room for food preparation and housing for appliances. The kitchen area forms an open U shape to the side with an integrated double oven, and dishwasher, a Belfast sink placed under the window and ample cupboard space and open wall shelving for all your culinary needs. The open plan aspect of the room makes it a very social space, perfect for chatting to family and friends as you prepare dinner.

Returning to the hallway and climbing the stairs to the first floor there are two bedrooms, both immaculate doubles with a restful feel and green views.

A room to the side that is currently set up as a dressing room but that could easily double as a home office, is next door to the stylish and contemporary bathroom with shower over the bath.

A further flight of stairs takes you up to the second floor's dual aspect double bedroom, with eaves storage and a modern en-suite shower room.

Outside the sunny rear garden has been thoughtfully landscaped with tiers of paved terracing and artificial lawned areas gently rising, surrounded by pretty planting and wooden fencing, making it safely enclosed for pets and children. There is a wooden shed and a brick outbuilding for storage.

This fabulous home is welcoming, spacious and well-presented; perfect to move in straight away. A must see!



Part opaque glazed entrance door, which opens into:

Entrance Hallway: wooden flooring, under stair storage cupboards and opening into:

Living Room: 11'6 x 11'5 front aspect double glazed window overlooking the driveway and street behind, wooden flooring, fireplace with oak beam, wood burning stove and slate hearth, mid height fitted alcove cupboards, alcove fitted wall shelving and radiator.

Dining Room: 14'6 x 10'5 rear aspect French doors opening into the garden, opening in the chimney breast and painted mantle, column radiator, tiled flooring, space for table and chairs and opening into:

Kitchen: 14'6 x 8 rear aspect double glazed window, integrated Hotpoint dishwasher, integrated Neff double ovens, 4 ring hob and Hotpoint stainless steel and glass extractor above, Belfast sink with mixer tap, space for fridge/freezer, and tiled flooring. The kitchen has plenty of wooden worktop space, a good selection of base level units, with pan drawers, pull out spice racks, pull out corner units, pull out bins, eye level cupboard with glazed doors and shelves and open shelf, and open wall shelving. The island has a wooden countertop with space and plumbing for appliances.

Stairs up to first floor landing with front aspect double glazed window and doors opening into:

Bedroom 1: 12'6 x 11'5 front aspect double glazed window with views of the pond and woodland, period fireplace with painted mantle, and radiator.

Bedroom 3: 11'3 x 10'5 rear aspect double glazed window overlooking the garden, period fireplace with painted mantle, open wall shelving and radiator.

Home Office/Dressing Room: 12'6 x 7'3 radiator and door opening into:

Bathroom: rear aspect part opaque double glazed window, wooden panel enclosed bath with mixer tap, rainwater shower head, hand held shower attachment, and glass shower screen, low level WC, part tiled walls, vanity unit with wash hand basin with mixer tap over and cupboard under, open wall shelving, tiled flooring and radiator.

Stairs rising to the second floor landing with fitted storage cupboard and door opening into:

Bedroom 2: 19'11 x 13'10 rear aspect double glazed window, front aspect Velux windows with integral blinds, eaves storage cupboards, open wall shelves, radiator and door opening into:

En-suite: rear aspect Velux window, vanity unit with wash hand basin and mixer tap over and cupboard under, low level WC, shower cubicle with rainwater shower head, and heated towel rail.

Outside: To the front of the property is a hard surface off-street parking space with stone steps leading up to the entrance door. At the rear is a paved terrace with another tiered paved terrace and further artificial lawned tiers rising to the back. There are wooden sleeper enclosed stocked flower beds, a wooden shed, a brick outbuilding, hot and cold water taps, electrical socket and a side wooden gate for bin access. There is close boarded fencing on all perimeters.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,804.00)

EPC: D (66)





TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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 nearby, 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, opposite the house, 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 Corner 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.



