

31 Holden Corner, Southborough, Tunbridge Wells





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Pretty Period 2-bedroom home in picturesque location with parking

Accommodation Summary

- Semi-detached period property
 - 2 double bedrooms
 - Living room
 - Kitchen/dining room
 - Separate utility room
 - Large bathroom
- South-east facing garden
 - Off street parking
- Close to transport links and first class schools
- Sought after village location



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This charming home is neatly tucked away from the hustle and bustle of life, down a quiet street behind the picturesque village pond. However, it delivers the best of both worlds as it is also a short walk from local shops, sought after schools and excellent transport links.

It has been extended and sympathetically modernised with neutral décor contrasting beautifully with warm wooden flooring, and period features.

Off street parking fronts the house with the pretty garden sat neatly to the side.

A beautiful wooden door opens into a wide entrance hallway, brightened by a side window overlooking the garden.

First on the right, overlooking the quiet tree lined street, is the living room. It is a welcoming space with wooden flooring, alcove mid height wooden cabinets and a fireplace with a tiled hearth and surround adding character and warmth in the colder months.

At the rear is the spacious kitchen/dining room which is charming and well designed. Its stylish cabinetry beautifully contrasts with the wooden flooring and counter tops. There is an integrated oven, microwave, and induction hob with a contemporary tiled splashback behind. The well-defined dining space is framed by French doors that flood the space with light and open into the garden. There is a deep under stair storage cupboard offering plenty of storage, space for additional appliances and an opening in the chimney breast at the rear.

Beyond is the utility room, with a Belfast sink, integrated dishwasher, space and plumbing for a washing machine and a cupboard and countertop for all your needs.

Next door is the spacious bathroom which has a shower cubicle, bath and a long vanity unit with a wash hand basin above and cupboards under.

Returning to the hallway and climbing the stairs to the first floor, there are two graceful double bedrooms both beautifully presented with large windows drawing in light and views.

Outside the sunny garden is fully enclosed offering a safe sanctuary for pets and children. Mature stocked flower beds edge the area of lawn and there is a gravelled space around the house that serves as seating area or storage space.

This fabulous period home, close to Holden Pond and opposite the woodland and green common beyond, is welcoming, spacious, and well-presented; perfect to move in straight away. A must see!





Entrance door, which opens into:

Entrance Hallway: side aspect double glazed window, wooden flooring, radiator and doors opening into:

Living Room: 10`6 x 10`11 front aspect double glazed window, alcove mid height wooden cupboards, one with internal shelving, fireplace with tiled hearth and surround and painted mantle, wooden flooring and radiator.

Kitchen/Dining Room: 20`6 x 10`9 side aspect French doors, space for appliances, eye and base level cupboards with pan drawers, tiled splashback, counter tops, integrated microwave, integrated oven, induction hob with extractor hood above, wooden flooring, chimney breast with opening with tiled surround and hearth, under stair storage cupboard with shelving, space for table and chairs, radiator and door opening into:

Utility Room: 5`11 x 8`9 side aspect double glazed window, Belfast sink with mixer tap, base level cupboard with countertop, integrated dishwasher, space and plumbing for an appliance, tiled splashback, wooden flooring, radiator and door opening into:

Bathroom: shower enclosure with wall mounted shower attachment, panel enclosed bath, vanity unit with countertop, wash hand basin with mixer taps over and cupboards under, low level WC, heated towel rail, tile effect flooring and part tiled walls.



Stairs rising to first floor with ceiling loft access hatch and doors opening into:

Bedroom 1: 10`10 x 10`11 front aspect double glazed window, feature fireplace with wooden mantle, fitted wardrobe, wooden flooring and radiator.

Bedroom 2: 10`6 x 10`9 rear aspect double glazed window, fitted cupboard with wall mounted boiler, wooden flooring and radiator.

Outside: To the front of the property is gravelled off street parking, a paved pathway to the front door and a gravelled pathway to the side and rear of the house. The south east facing garden is to the side of the property and is laid mainly to lawn with mature stocked flower beds. There is a mix of wooden fencing, wire fencing and planting offering privacy at all perimeters. Beside the house is a gravelled area with space for seating and bin storage and paved steps up to the lawned area.

General:

Tenure: Freehold

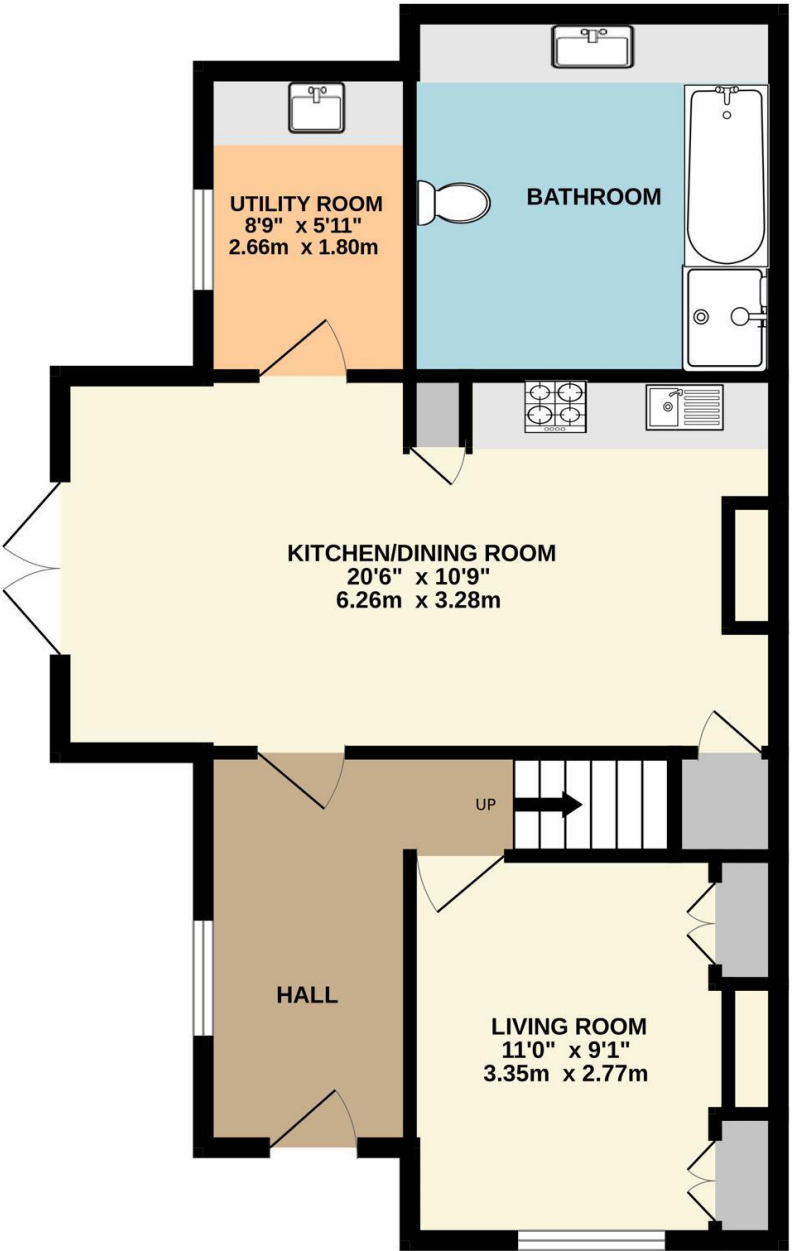
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,898.00)

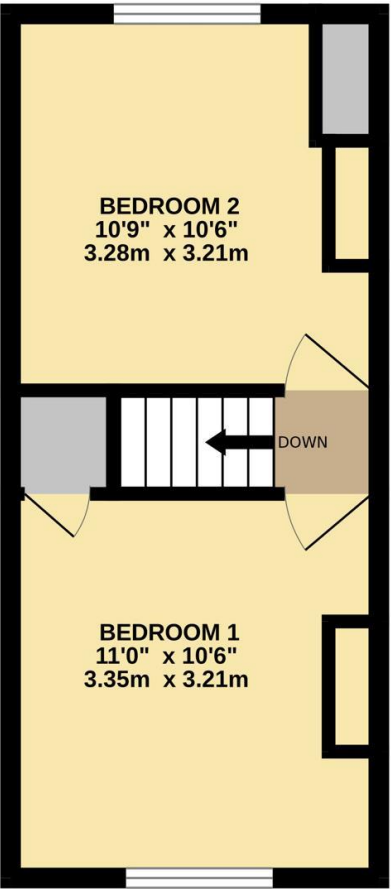
EPC: D (68)



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 873 SQ.FT / 81.1 SQ.M

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	68	
(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, 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 Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Holden Corner. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep.

Southborough Common, situated close to the property, 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 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 with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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. There is also a luxury coach service, which drops up and collects a short walk from the property, 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.



