

Draper Cottage, Pennington Road, Southborough





Draper Cottage, Pennington Road, Southborough, Tunbridge Wells TN4 0SJ

Unique detached cottage with successful short/long let business opportunity

Accommodation Summary

- INVESTMENT OPPORTUNITY
 - Detached cottage / Airbnb option
- Refurbished in 2016 and updated again internally more recently
 - Prime location
 - Established & successful business
- Dwelling restriction 365 days a year. but 28 day limit per stay
 - No chain
- Eligible for 100% rate relief as a small business



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This truly unique cottage sits on a residential street opposite a large park with local shops, restaurants, pubs and excellent transport links a stone`s throw away.

With open farmland and woodland walks on its doorstep and easy access into the historic Tunbridge Wells town centre, its location offers the best of both worlds.

Draper Cottage is an immaculate deceptively spacious detached character residence, with raised mezzanine sleeping accommodation, a spacious living area, a well-equipped kitchen and a modern shower cubicle with separate cloakroom.

It is perfect for short get aways and benefits from free parking in the park opposite. A must see!





Part opaque glazed door which opens into:

Living/Dining/Kitchen: 18`5 x 11`5 dual side aspect double glazed leaded windows, low level fitted cupboards and electric storage heater. The kitchen area has a front aspect double glazed leaded window, tile effect vinyl flooring, eye and base level units, wooden work top, 2 ring halogen hob, integrated electric oven, stainless steel sink with mixer tap, under counter fridge/freezer.

Wooden steps lead up to:

Mezzanine sleeping area: with space for a double mattress and storage cupboard.

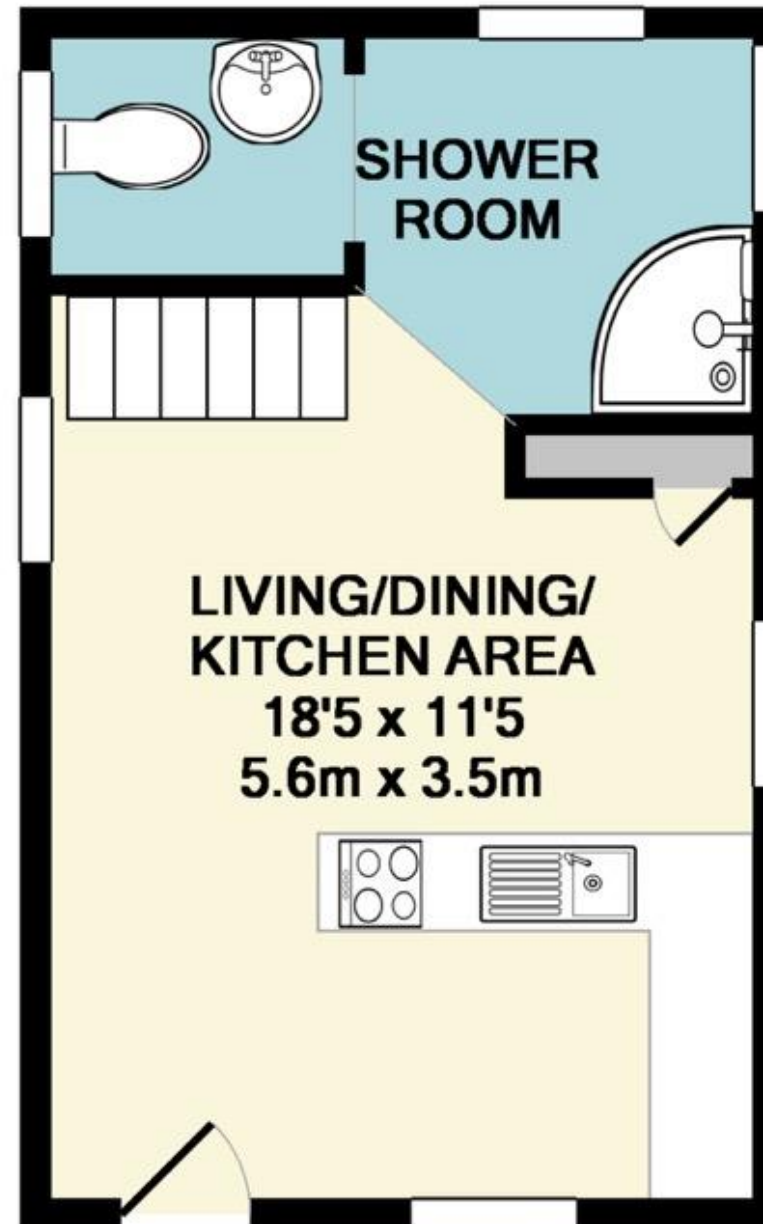
Shower room: side and rear aspect opaque double glazed leaded windows and shower cubicle with wall mounted shower attachment and opening into:

Cloakroom: side aspect double glazed leaded window, low level WC, pedestal wash hand basin with mixer tap, heated towel rail and tile effect vinyl flooring.

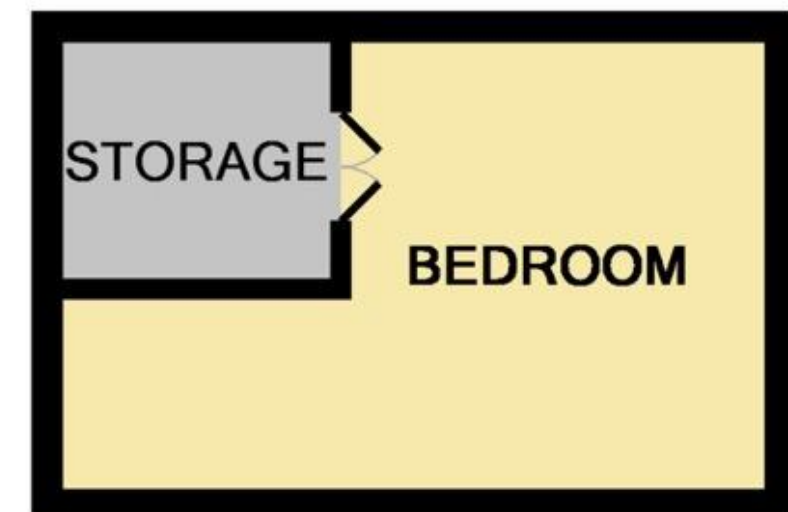
General:

- Tenure: Freehold
- Local authority: Tunbridge Wells Borough Council
- EPC: F (35)
- Fast Broadband connectivity
- No Council tax as a business
- Eligible for 100% rate relief as a small business
- Please note: dwelling restriction 365 days a year, but 28 day limit per stay





GROUND FLOOR

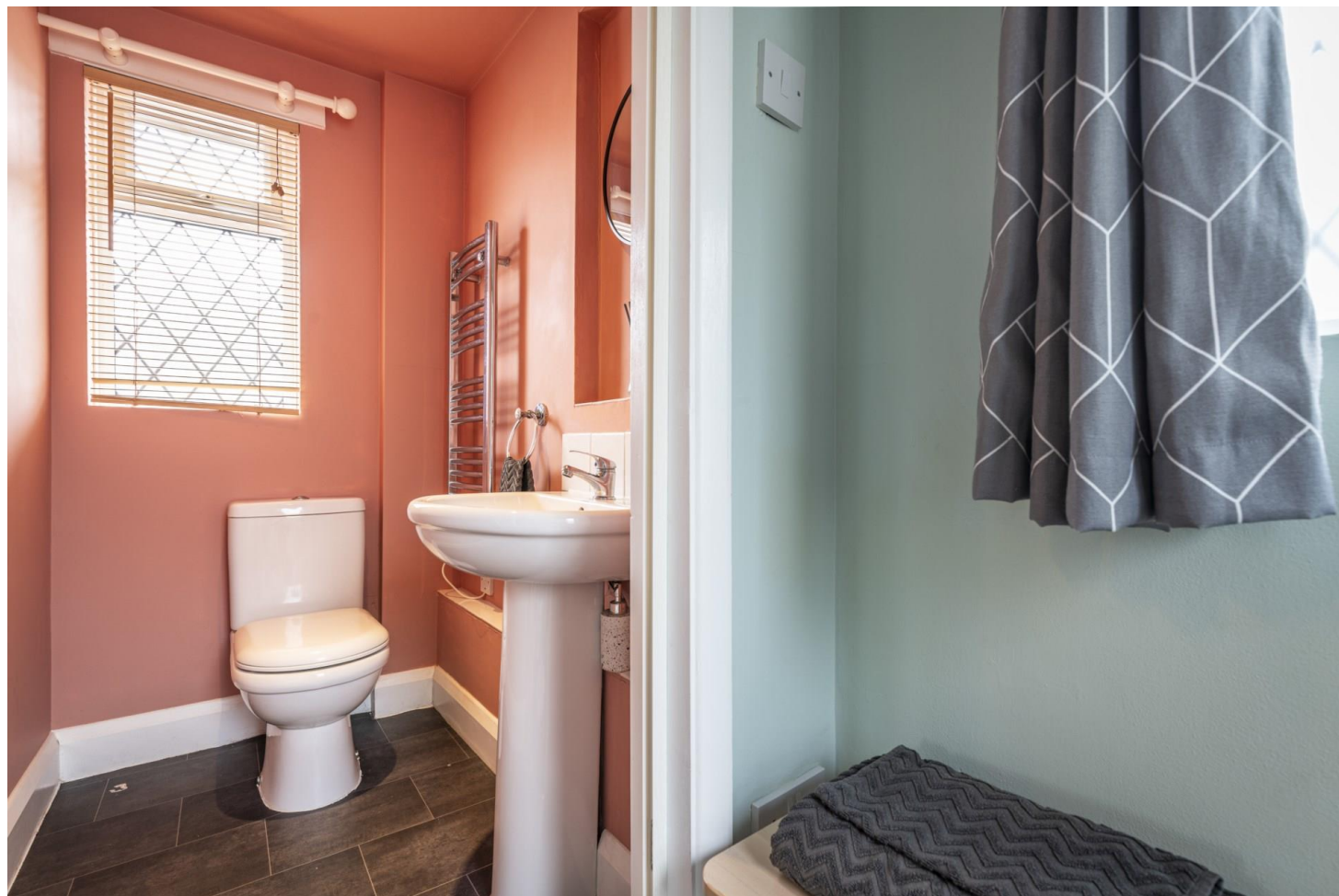


MEZZANINE FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL APPROX. FLOOR AREA 210 SQ.FT. (19.5 SQ.M.)

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Area information: Southborough, Tunbridge Wells, Kent

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 the property. 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 towards the property'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. 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. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award winning hairdressers, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2024 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 1.8 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 at the end of Pennington 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.



