

# Hawthorn Cottage, Castle Street, Southborough, Tunbridge Wells





# Hawthorn Cottage, Castle Street, Southborough, Tunbridge Wells TN4 0PE

*Modern 2-bedroom house in sought after village location*

## Accommodation Summary

- End of terrace house (Built 2012)
  - 2 double bedrooms
- Open plan living/dining room
  - Modern kitchen
  - First floor bathroom
- Ground floor cloakroom
  - West facing garden
- Sought after village location
  - Complete chain



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This modern home is set in a popular location within walking distance of the primary school, local shops, and mainline station. It is also close to Southborough Common, an area of outstanding natural beauty.

Set back from the road by a low wall with railings above, this home's smart red brick exterior provides plenty of kerb appeal.

The entrance hallway, with warm wooden flooring, has a useful guest cloakroom.

Straight ahead is the fantastic open plan kitchen/living/dining room with bi-folding doors at the rear flooding the space with light. They can lie open in the warmer months, extending the living space into the courtyard garden. There is plenty of room for furniture and it is the perfect space for relaxing, dining, and entertaining.

At the front, the streamlined kitchen forms an open U space enabling you to chat to friends and family as you prepare dinner. Contemporary glossy units topped with counter tops separate the integrated appliances such as the Smeg oven, slimline Baumatic dishwasher, and Bosch washing machine. The sink is placed under the window overlooking the street.

Climbing the stairs to the first floor, there are two double bedrooms, both brightened by large, shuttered windows. The principal bedroom benefits from a fitted over stair storage cupboard.

A modern bathroom with shower over the bath completes the floor.

Outside at the rear is a fully enclosed courtyard garden offering a safe sanctuary for pets and children and room for garden furniture to enjoy summer entertaining. It is wonderfully low maintenance, west facing and benefits from a raised wooden sleeper enclosed flower bed and a wooden bar shelf.

This fabulous home is immaculate and ready to move in and live. A must see!



**Living/Dining Room:** rear aspect bi-folding doors, under stair storage cupboard, wooden flooring, radiator.

**Kitchen:** front aspect double glazed window, eye and base level cupboards, glass splashback, integrated Baumatic slimline dishwasher, integrated Bosch washing machine, integrated Smeg oven and grill, 4 ring gas hob, stainless steel and glass extractor, countertops, stainless steel sink with mixer tap and drainer, space for fridge/freezer, space for additional under counter appliance, wooden flooring.

**Cloakroom:** low level WC, corner wall hung wash hand basin with mixer tap, wooden flooring, radiator, wall mounted fuse box.

**Bedroom 1:** front aspect double glazed windows with shutters, fitted over stair cupboard with hanging rail, radiators.



**Bedroom 2:** rear aspect double glazed windows with shutters, radiators.

**Bathroom:** wooden effect panel enclosed bath with wall mounted shower attachment and folding glass shower screen, wall hung wash hand basin with mixer tap, mirrored wall cabinet, vanity shelf, concealed cistern WC, heated towel radiator, tiled walls and tiled flooring.

**General:**

Tenure: Freehold

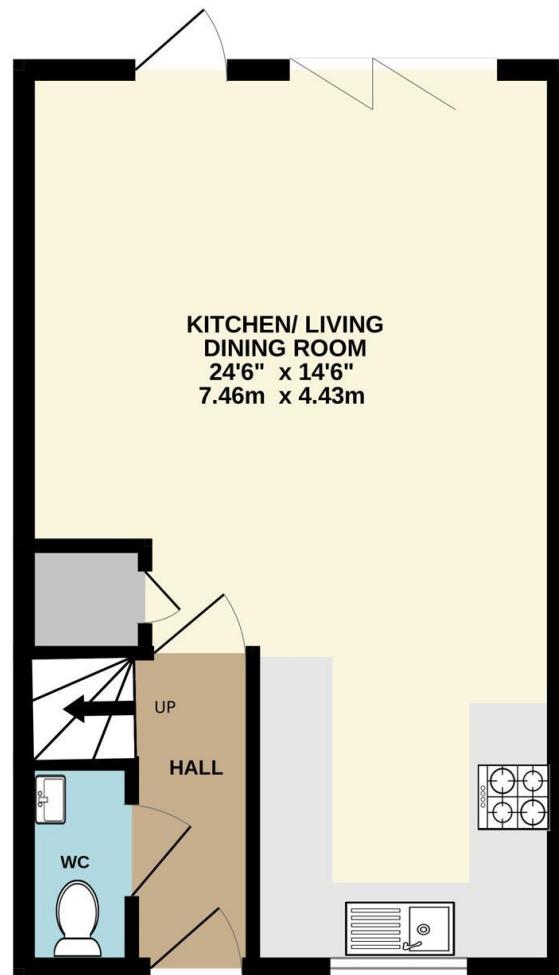
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,110.99)

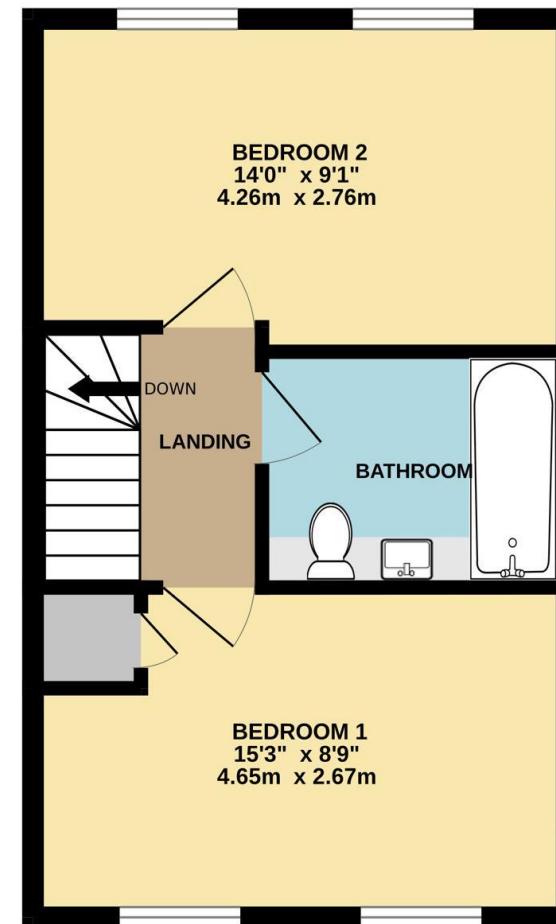
EPC: C (77)



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

APPROX TOTAL AREA 65.6 SQ.M / 706 SQ.FT

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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**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. Castle Street 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 2023 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 Tonbridge, which has parking, and 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 High Brooms and Tunbridge Wells. 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 near to 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.



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