



**MODEST CORNER, SOUTHBOROUGH
OFFERS IN EXCESS OF: £725,000**



WOOD & PILCHER

The Old House, 22 Modest Corner, Southborough, Tunbridge Wells, TN4 0LS

A wonderful opportunity to own a most impressive and original five bedroom Grade II listed house with origins in the 15th century, adjacent to Southborough Common with generous parking and a fantastic contemporary extension, purpose built for entertaining and to take advantage of both the grounds and views the property enjoys.



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

As one would expect the property has an absolute wealth of period features including generous beams to both the ceilings and walls, wide oak floor boards, fireplaces, Rayburn oven and an appealing quirky layout. Its originality and charm and peaceful location of this property make it an absolute must property to view. We would encourage all viewers an early appointment to view, otherwise you will be disappointed!

Currently arranged the property has generous grounds with areas of lawn, parking, wood storage, raised vegetable beds and a chicken enclosure. Internally the old part of the property enjoys a large reception hallway with Rayburn oven, utility room, shower room and separate WC (accessed via the back porch) to the ground floor. On the first floor, there is a snug lounge and further study/bedroom 5 with a particular attractive contemporary bathroom with roll top bath and large open shower room. There are four further bedrooms, many of which are dual aspect on the second and third floors, enjoying views of the Common and nearby woodland. The current owners have taken a major step forward in terms of improving the house usability and it now enjoys an absolute -state of the art- single storey extension with large kitchen with an attractive island, good dining space and equally good space for sofas, chairs and entertaining. The property has bi-folding doors on two sides, again allowing full use of the beautiful gardens.

SITUATION: The property is in a beautiful spot at Modest Corner, near to Southborough. It sits towards the edge of the hamlet and its location affords tremendous privacy and tranquillity. Whilst it appears a world away, both Southborough, Tonbridge and Tunbridge Wells are nearby with their



mix of social and retail facilities, including the Royal Victoria Shopping Centre and Calverley Road pedestrianized precincts in Tunbridge Wells, mainline railway stations at Tonbridge, High Brooms and Tunbridge Wells itself and a host of well regarded primary, secondary, grammar and independent schooling.

ENTRANCE PORCH: Quarry tiles, areas of exposed brick work, windows to the garden, door leading to:

WC: Quarry tiles, part tiled walls, WC.

Partially glazed door to:

RECEPTION HALL: Tiled floor, good areas of exposed beams to the ceiling, inset spotlights, recess with Rayburn range oven with beam over, windows looking to the gardens, good space for free standing fridge and freezer, open to Kitchen/Dining/Family Room, stairs leading to first floor. Open through to:

UTILITY ROOM: Tiled floor, good areas of exposed woodwork to the ceiling, inset spotlights to ceiling, double Belfast sink with mixer tap over, leaded windows to the rear, space for washing machine and tumble dryer, good areas of extra storage with sliding doors. Door leading to:

SHOWER ROOM: Tiled floor, low level WC, pedestal wash hand basin, part tiled walls, extractor fan,

exposed woodwork to the walls and ceiling, recessed ceiling spotlights, heated towel rail, walk-in double shower cubicle with contemporary shower.

From the original entrance hallway, a door leads to the principle entertaining space.

KITCHEN/DINING/FAMILY ROOM: Tiled flooring with bi-fold doors to two sides of the room, large skylight over the principle dining area, good sized area for large sofas and chairs.
Kitchen Area: Large island with concrete surface and ample storage below, integrated dishwasher, inset five ring gas hob with feature extractor hob over and further inset one and half stainless steel sink unit with mixer taps and instant boiling water tap over, large bank of floor to ceiling units with integrated fridge, integrated freezer, three integrated ovens, plate warming tray, ceiling spotlights.

FIRST FLOOR LANDING: Carpet, radiator, large recessed area for storage and books, stairs to second floor, doors leading to:

STUDY/BEDROOM Carpet, good areas of beams and woodwork to wall and ceiling, brick fireplace, door leading to a long storage cupboard with window, dual aspect leaded windows with secondary glazing, radiator.

SITTING ROOM: Carpet, good areas to the walls and ceiling, radiator, brick fireplace with Bressemer beam, mantelpiece and large inset wood burner, areas of fitted bookshelves, windows to the gardens, partially glazed leaded door leading to the gardens.

BATHROOM: Contemporary flooring, large wet room style area with large recessed tray and contemporary shower fittings, his & her wall mounted sinks each with contemporary mixer taps over, feature heated towel rail, roll top contemporary bath with hand shower, low level WC, leaded double glazed windows with views over the garden, three Velux window to sloping ceiling, inset ceiling spotlights.

SECOND FLOOR LANDING: Carpet, a number of fitted bookshelves, exposed woodwork to the walls, stairs to the third floor, doors leading to:

BEDROOM: Good areas of exposed of oak floorboards, exposed woodwork to the ceiling and walls, dual aspect leaded windows, radiator, door leading to a long deep storage cupboard with a window.

BEDROOM: Good areas of exposed oak woodwork, further areas of fitted shelving, exposed beams to walls and ceiling, leaded windows to the gardens, radiator.

THIRD FLOOR LANDING: Good areas of exposed woodwork to the walls and sloping ceiling, doors leading to:

BEDROOM: Good areas of exposed oak floorboards, areas of exposed woodwork to sloping walls and ceiling, leaded windows to the gardens, radiator.

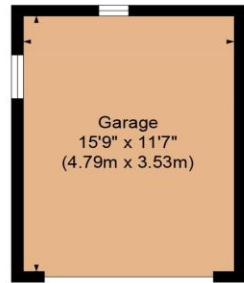
BEDROOM: Good areas of exposed oak floorboards, partially sloping walls, areas of wood work to walls and ceiling, leaded window to gardens, radiator.

OUTSIDE: A wide gravelled path and terraced area to immediate front of the property with further decked area (with room for table and chairs), further shrub beds and wood store. A large area of lawn to the front of the property retained by sleepers, dry-store to the side of the property, picket gate. There is a small area of garden which represents the historic front of the property, facing the Common. Lower down, the gardens are set to good areas of grass with a wide gravel path leading down to the parking areas. There are good areas of lawn, raised beds, suitable for vegetables and further chicken house, picket fence on the immediate side of the river. The property enjoys particular good areas of hard standing for multi vehicles towards to the main vehicular entrance to the property, approximate to the cemetery. The property also enjoys mechanised gates to provide additional security. There is a detached shed and garage.

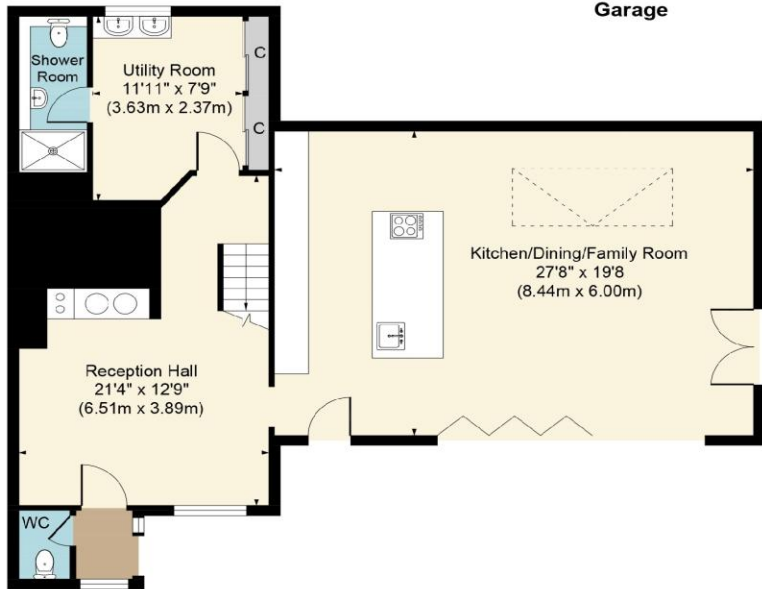
DIRECTIONS: From our office on London Road, Southborough, proceed north along the A26 and shortly before arriving at Southborough Common on the left hand side, turn left onto Victoria Road and follow this for some distance as it passes over Constitutional Hill Road. On a further distance, the right hand turning into Modest Corner, do not take this turning, instead proceed along Victoria Road and branch right shortly afterwards in the direction of the cemetery. The property can be found on the right hand side, identified by the mechanised gates at the entrance.

AGENTS NOTE: Whilst we are duty bound to describe the property as attached, the attachment to the neighbouring property at best minimal and relates to a small area of weatherboarding towards to the rear of the house adjacent to the Common.

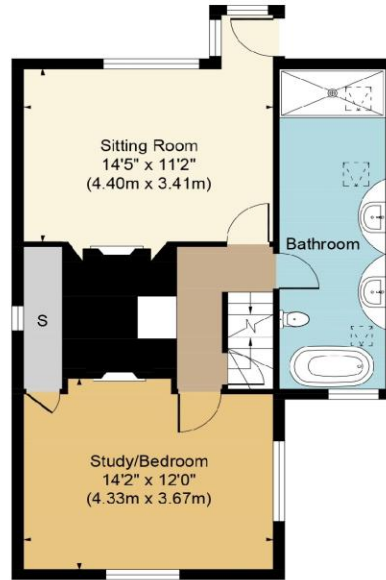




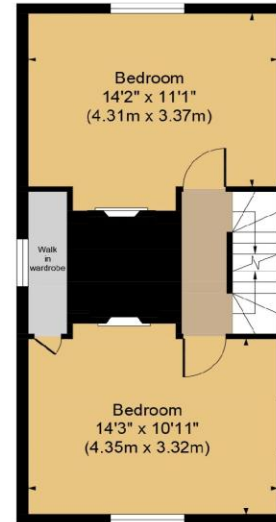
Garage



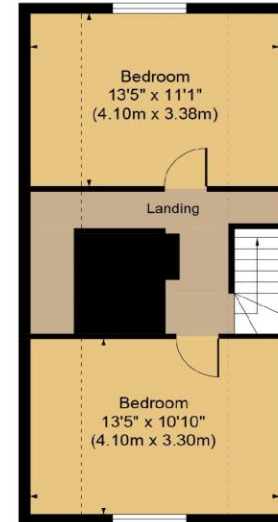
Ground Floor



First Floor



Second Floor



Third Floor

House Approx. Internal Floor Area 2588 sq. ft / 240.50 sq. m
 Garage Approx. Internal Floor Area 181 sq. ft / 16.90 sq. m
 Approx. Gross Internal Floor Area 2769 sq. ft / 257.40 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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