



HOLDEN ROAD
SOUTHBOROUGH - £1,200,000



37 Holden Road

Tunbridge Wells, Kent, TN4 0QG

A substantial semi-detached Edwardian villa offering well proportioned and spacious accommodation over three floors including five bedrooms, two bathrooms, three reception rooms, conservatory, off road parking and large gardens in a central yet secluded woodland setting.

Entrance Hall * Drawing Room * Sitting Room * Dining Room * Conservatory * Kitchen * Cloakroom * 5 Bedrooms * 2 Bathrooms * Off Road Parking * Garden

This spacious three storey Edwardian semi-detached villa with its large windows and high ceilings combine to offer a wonderful family home located within one of Southborough's most popular residential locations. The property's features include ceiling cornices and tall skirting boards, stripped panel doors with attractive moulded door frames and sash windows. The reception rooms both have attractive fireplaces, the dining room being open to the conservatory which in turn has direct access on to the rear garden and offers a fantastic entertaining space. The kitchen is fitted in a country style with a large traditional Rangemaster and breakfast bar. The second floor is where you will find the principal bathroom and master bedroom with a bank of built in wardrobes and access to a large loft area ideal for storage. To the first floor are four double bedrooms as well as a large shower room with each having its own period fireplace. Externally there is a large rear garden with southerly aspect and secure electric gated parking and a mature front garden with winding gravel path and lime tree to give complete privacy from the road.

ENTRANCE PORCH:

Double doors opening into the porch, quarry tiled floor, letterbox, pull handle doorbell, original front door with stained glass inserts opening to:





ENTRANCE HALL:

Staircase with ornate panelling and spindles rising to first floor, cornice ceiling, picture rail, deep skirting, cupboard housing fuse box

DRAWING ROOM:

Original 6 panel door with moulded door frames, large square bay window to front, a pair of single glazed sash windows to side, cornice ceiling, picture rail, radiator, original period fireplace with cast iron insert, tiled surround with slate hearth and wooden mantle, deep skirting, built in cupboards and shelving along one wall.

SITTING ROOM:

Original 6 panel door with moulded frames, cornice ceiling, picture rail, deep skirting, bank of built in cupboards and shelving, original fireplace with cast iron insert and tiled surround with hearth and tall moulded wooden mantle.

CLOAKROOM:

Single glazed window to side, WC, pedestal hand wash basin, radiator, tiled floor, deep skirting.

DINING ROOM:

Open plan to conservatory with picture rail, deep skirting, open fireplace with wooden surround (not functional), cupboard to side of chimney behind original doors, radiator.

CONSERVATORY:

Part brick and glass construction with double glazed windows and doors to three sides and pitched roof with central ceiling fan, tiled floor, radiators, double doors to garden

KITCHEN

A range of wall and base units cupboards and drawers in a traditional finish with breakfast bar and work surface over, feature brick arch with classic Rangemaster inset, space for larder fridge/ freezer, integrated dishwasher, space & plumbing for washing machine and tumble dryer, single sink unit with mixer tap and drainer set under a double glazed window over looking the garden, tiled splash back, tiled floor, single glazed window to side, door to garden.

FIRST FLOOR LANDING

Turned staircase with steps going up to a bedroom & shower room, and then turning to a demi-landing with further steps to central landing area with original linen cupboard.

BEDROOM:

Single glazed sash window to side, radiator, original fireplace with cast iron insert and wood surround, deep skirting.

BEDROOM:

Picture rail, single glazed sash window to side, original fireplace with cast iron insert and surround, deep skirting.

BEDROOM:

Cornice ceiling, picture rail, original fireplace with cast iron insert, tiled surround and moulded wooden mantle, large square bay window to front and single glazed window to side, further single glazed sash window to front, radiator.

DEMI-LANDING:**BEDROOM:**

Currently used as a sewing/art room: Double aspect room with sash window to side and window to rear, radiator, original fireplace with cast iron insert and wooden surround.

SHOWER ROOM:

Large glass enclosure with thermostatic shower, WC, basin set into vanity unit with tiled splash backs, tiled floor, frosted window to side, heated ladder towel rail, ceiling spotlights, extractor.

STAIRS TO THIRD FLOOR:

Demi landing with large sash window to rear.

MASTER BEDROOM:

Single glazed window to front, bank of built in wardrobes, door to large eaves storage area, original cast iron fireplace.

BATHROOM:

Single glazed sash window to rear, bath with separate hot & cold taps and tiled splash back, WC, pedestal hand wash basin, bidet, tiled floor, door to eaves storage, radiator.



OUTSIDE:

The property is approached to the FRONT via the original wooden gate from the path, leading down a pebble stone path to the front door. There are mature trees to the front providing screening from the road yet not blocking any light. There is a large lawn, mature shrubs and seasonal plants and flowers.

REAR: Assured of total privacy the rear garden is not overlooked from any aspect and is artistically crafted providing a good size patio with steps leading down to a lawn with a range of mature trees and shrubs surrounding it including a number of beautiful acers. There is a pond with a pergola over, shed to the rear of the garden and off road parking for two vehicles which is accessed via Doric Avenue and a secure electric gate.

SITUATION:

The property is situated in a beautiful spot, in the vicinity of Holden Pond, and opposite woodlands on Southborough Common. It sits towards the edge of the hamlet and its location affords tremendous privacy and tranquillity. Whilst it appears a world away, both 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 as well as mainline railway stations at Tonbridge 2.7 miles away with fast and frequent services to London Bridge, Cannon Street and Charing Cross. There are a host of well-regarded primary, secondary, grammar and independent schools in both Tonbridge and Tunbridge Wells .

TENURE:

Freehold.

VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511311.





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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