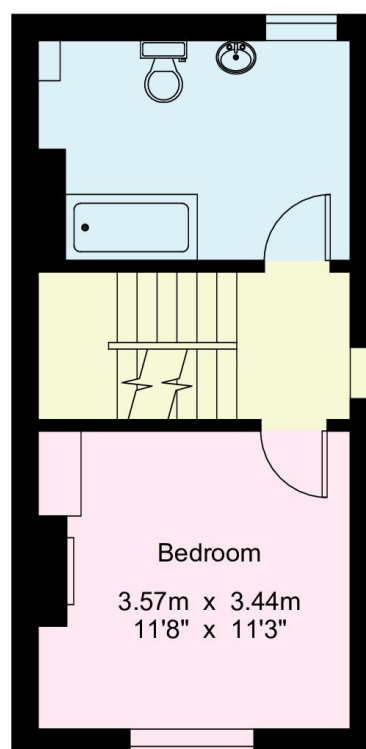
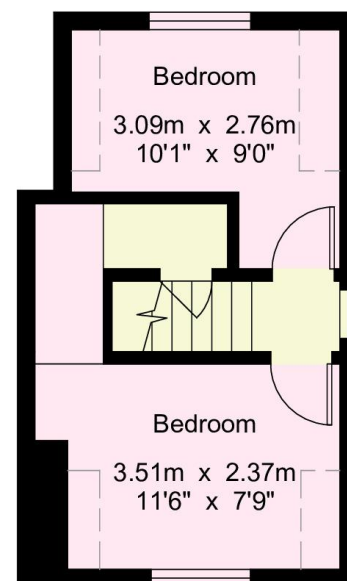


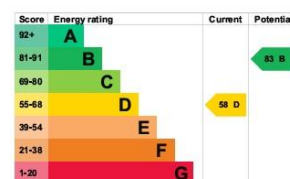
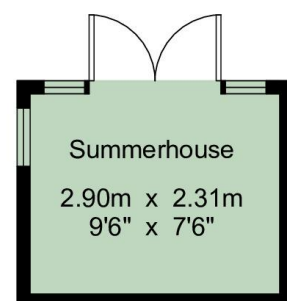
Ground Floor



First Floor



Second Floor



--- Restricted Height



15 Modest Corner Southborough Common

Tunbridge Wells, TN4 0LS

SUMNER PRIDHAM

A charming and sympathetically restored semi-detached period cottage in an idyllic quiet away from traffic location yet accessible to mainline stations in Tonbridge (2.8 miles) and Tunbridge Wells (3.1 miles).

Hall, Sitting Room, Dining Room, Kitchen, Garden Room, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Garden with Summer House.

Guide Price £500,000 Freehold *No Forward Chain*

15 Modest Corner

House - Gross Internal Area : 96.0 sq.m (1033 sq.ft.)
Outbuilding - Gross Internal Area : 6.7 sq.m (72 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Property Description

- ♦ Ideally suited to those wishing to live in a countryside setting yet wish the convenience of town living and access to mainline stations.
- ♦ Sympathetically restored accommodation over 3 floors with beautiful countryside views.
- ♦ Hall featuring polished exposed floorboards continuing into each reception room either side.
- ♦ Sitting room featuring wood burning stove with shelved recess to side, tall casement windows with attractive views to the front.
- ♦ The three remaining rooms on the ground floor enjoy an open plan arrangement to take full advantage of the attractive views.
- ♦ The dining room features the attractive polished floorboards, window to the rear and a wide arch through to the kitchen.
- ♦ The kitchen has been fitted with mid-century 'Leisure' cabinets with double drainer and sink unit sitting beneath a window and matching mid-century glazed wall mounted cupboards.



- ♦ Garden room with vaulted ceiling and large picture window creating an ideal spot to enjoy the views of the garden and countryside beyond.
- ♦ Staircase to the first and second floors has been fitted with new carpet.
- ♦ Bedroom 1 features the tall casement windows to the front and polished exposed floorboards.
- ♦ Large bathroom with window to rear is fitted with panelled bath, WC, washbasin and towel rail.
- ♦ Staircase to the second floor landing, window with far reaching views.
- ♦ The two remaining second floor bedrooms lay to the front and the rear of the property, one with recessed wardrobe/storage and both with attractive views.

Outside

- ♦ Long path approach to the property and side gate giving access to the rear garden.
- ♦ The garden is arranged with a combination of lawn, hard standing areas for seating to enjoy the immediate views, summer house, garden shed and greenhouse.

Location

- ♦ A conveniently located to Primary schools in Bidborough (1.9 miles), Southborough (0.8 miles) and the Grammar schools in Tunbridge Wells (2.1 miles) and Tonbridge (3.5 miles).
- ♦ Walking distance to local shops and Southborough high street.
- ♦ Mainline station providing excellent commuter

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 018920516615

