



2a Birchwood Avenue  
Southborough | Kent | TN4 0UE

FINE & COUNTRY









# Step inside

## 2a Birchwood Avenue

This adorable cottage looks like something out of 'Hansel and Gretel' and, although not in the middle of a wood, it is in a very convenient location on the outskirts of Southborough and not far from Bidborough village. It is also close to the A26/A21 for very easy access to Tonbridge and Tunbridge Wells.

The cottage is set well back from the road with an entrance bordered by an impressive sculptured brick wall with a pedestrian gate and vehicular access leading to a driveway and the garage as well as to a spacious block paved frontage for off road parking. It is at this stage you can begin to appreciate the external charm of this property with its chimneystack, varied roof lines with wood bargeboards, black and white eaves with brick inserts, matching pitched roof dormers and oak framed diamond pane windows, making you impatient to see what lies beyond the threshold – and you won't be disappointed. The inside is as characterful as the exterior with its beams, oak staircase, oak skirtings, doors and architraves as well as fireplace and, although only built less than 40 years ago, gives you the feeling you are going back in time.

The covered entrance with its oak front door opens into a useful lobby and through to a fascinating and welcoming reception hall with a delightful central staircase, a large storage cupboard and a cloakroom. There is access to much of the ground floor accommodation including a dual aspect snug/study that makes an excellent office for anyone working from home as it is situated close to the front door so it is easily accessible to business visitors. The 'piece de resistance' has to be the superb triple aspect sitting room featuring an impressive brick chimney breast with an inglenook style fireplace with a bressummer beam, a brick insert and a log burner flanked on one side by the door to the hall and on the other side is an open archway to the large L shaped dual aspect dining room, providing a spacious semi open plan feel. Friends and family will be delighted to sit down to a meal in this charming room with its feature brick wall, fireplace, French doors to the covered patio and convenient access to the kitchen/breakfast room. Here you will find attractive oak units housing a built in hob, double oven and dishwasher as well as a breakfast bar and access to a fitted utility room with an external door and an outdoor storage cupboard.

On the first floor there is a fascinating galleried landing with beams, an airing cupboard plus access to a boarded and insulated attic and a family shower room as well as three bedrooms with dormer windows, eaves storage and vanity basins including one currently laid out as an office. There is also the delightful principal bedroom with a wall of fitted wardrobes and an ensuite bathroom.

Another wonderful feature of this charming home is the magical garden that starts as you first sweep onto the property where you will find a front lawn with a pond surrounded by colourful shrubs which continue along the driveway leading to the pitched roof double garage with its black and white eaves and two attached garden storage sheds. As well as the covered patio there is a diamond paned summerhouse and a spacious curved terrace where you can not only enjoy al fresco dining but it is somewhere to sit and revel in the views across the fairytale rear garden. Swathes of lawn are edged by plantings including magnolias, azaleas and trellis filled roses. There is also topiary hedging and a gorgeous wildlife lily pond while the whole rear garden is surrounded by impressive mature trees that shield it from the neighbouring properties.





# Seller Insight

“ When we first saw this cottage about five years ago, we instantly fell in love with it and named it 'Pixie Cottage' and thought it looked just like a gingerbread house. It was the character of the house and the beautiful gardens that we adore and are very sad to be leaving but we need to move for health reasons.

The cottage is very conveniently located only half a mile from the centre of Southborough with its 75 acre Common providing wonderful opportunities for walks and cycle rides. For horsey enthusiasts there is the 850 acre Honnington Equestrian Centre that also offers a bike track and clay pigeon shooting while the town and surrounding area includes excellent pubs and restaurants including the Hand and Sceptre as well as convenience stores, independent shops, a cricket club and a good primary school. There is a modern civic centre with its medical centre, pharmacy and a library as well as a hall with regular exercise classes and multifunctional spaces for hire. While it is less than a mile to Bidborough village with its good primary school and nursery as well as a post office, convenience store, garage and the award-winning Kentish Hare pub/restaurant.

It is only a couple of miles to Tonbridge with its mainline station, where trains can whisk you to London Bridge in about half an hour, as well as independent shops, hair and beauty salons, bars, restaurants and retail outlets. There are excellent educational facilities with a number of primary schools including Slade Primary rated Outstanding by Ofsted, several Outstanding grammar schools, the West Kent College of further education and a small University of Kent campus plus the famous independent Tonbridge School founded in 1553. This provides a leisure club with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself has golf, football, rugby, tennis and cricket clubs.

Nearby Tunbridge Wells features the famous Pantiles with its mix of independent shops, bars and restaurants, while the rest of the town includes high street stores, a variety of eateries, individual shops, hair and beauty salons, luxury and boutique hotels and retail parks. There is a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. For sports aficionados there is the Neville Golf club and cricket, football, rugby and tennis as well as a swimming pool and the indoor sports and tennis centre. As far as education is concerned Tunbridge Wells also has local primary and grammar schools with some being rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and the Bennett Memorial Diocesan School, the St Gregory's Catholic School and Tunbridge Wells Girls Grammar School secondary schools. While a number of excellent private schools are also available within the locale.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











### Travel

|                         |             |
|-------------------------|-------------|
| By Road                 |             |
| Tonbridge station       | 2.1 miles   |
| Tunbridge Wells station | 2.8 miles   |
| Sevenoaks               | 8.9 miles   |
| Dover Docks             | 61.7 miles  |
| Channel Tunnel          | 49.5 miles  |
| Gatwick Airport         | 25.5 miles  |
| Charing Cross           | 36.9 miles  |
| By Train from Tonbridge |             |
| London Bridge           | 31 mins     |
| Charing Cross           | 42 mins     |
| Victoria                | 1hr 05 mins |
| Ashford International   | 37 mins     |

### Leisure Clubs & Facilities

|                                        |              |
|----------------------------------------|--------------|
| Southborough Cricket Club              |              |
| Honnington Equestrian Centre           | 01892 531154 |
| Tunbridge Wells Sports Centre          | 01892 540744 |
| Tunbridge Wells Borderers Cricket Club | 01892 000000 |
| Tunbridge Wells Rugby Club             | 07910 340979 |
| Tunbridge Wells Croquet Club           | 07837 260585 |
| Tunbridge Wells Tennis Club            | 01892 525625 |
| Bayham Football Club                   | 07900 243508 |
| Neville Golf Club                      | 01892 525818 |
| Tonbridge School Centre                | 01732 304111 |
| Cowdrey Cricket Club                   | 01732 356403 |
| Tonbridge Tennis Club                  | 07956 311273 |
| Tonbridge Golf Centre                  | 01732 353281 |
| Tonbridge Bowling Club                 | 01732 358528 |
| Tonbridge Town Sailing Club            | 07813 259167 |

### Healthcare

St Andrews Medical Centre  
Tunbridge Wells Hospital

### Education

Primary Schools  
Southborough Primary School  
St James' C of E Primary  
St Peter's C of E Primary  
Hildenborough Primary  
Somerhill (independent)  
Hilden Grange Preparatory  
Slade Primary School  
Long Mead Community  
St Margaret Clitherow Catholic Primary  
Hilden Grange Preparatory

### Secondary Schools

Skinner School  
Tunbridge Wells Girls Grammar  
Tunbridge Wells Boys Grammar  
Hill View School for Girls  
The Judd School (Voluntary aided)  
Tonbridge School (Independent)  
Tonbridge Grammar School  
Weald of Kent Grammar School

01892 515455  
01622 729000

01892 529682  
01892 523006  
01982 525727  
01732 833394  
01732 352124  
01732 351169  
01732 350354  
01732 350601  
01732 358000  
01732 351169

01892  
01892 520902  
01892 529551  
01732 352793  
01732 770880  
01732 365555  
01732 365125  
01732 373500

### Entertainment

Hand and Sceptre  
Kentish Hare  
Imperial  
Odeon Cinema complex  
Trinity Theatre  
Assembly Hall Theatre  
Oast Theatre  
The Angel Centre  
Ela Bella  
Vittle and Swig  
Thackerays  
The Ivy  
Kathmandu Valley  
Jels Cafe

### Local Attractions / Landmarks

Tonbridge Castle  
Hever Castle  
Chartwell  
Penshurst Place  
Knole House  
Haysden Country Park  
Tonbridge River Trips

### Ground Floor

Approx. 101.6 sq. metres (1093.6 sq. feet)



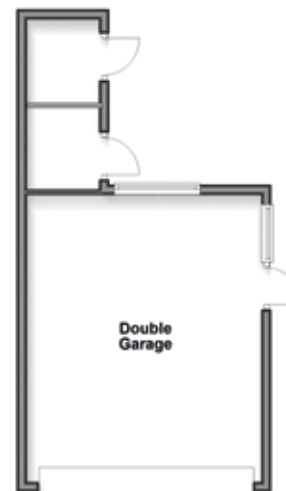
### First Floor

Approx. 83.4 sq. metres (897.3 sq. feet)



### Outbuilding

Approx. 33.2 sq. metres (356.9 sq. feet)



### Ground Floor

|                |                              |
|----------------|------------------------------|
| Entrance porch |                              |
| Entrance Hall  |                              |
| Living room    | 22'2 x 14'6 reducing to 11'7 |
| Dining Room    | 17'6 x 19'1 RT 11'7          |
| Kitchen        | 17'3 x 12'1 RT 7'8           |
| Utility Room   | 10'2 x 6'5                   |
| Cloakroom      |                              |

### First Floor landing

|                  |                     |
|------------------|---------------------|
| Bedroom 1        | 15'10 x 11'7        |
| Ensuite Bathroom | 6'10 x 4'10         |
| Bedroom 2        | 18'8 x 8'           |
| Bedroom 3        | 13' x 11'10 RT 7'3  |
| Bedroom 4        | 13'4 RT 11'8 x 10'1 |
| Bathroom         | 8'8 x 10' RT 7'     |

### Outside

Driveway  
Double Garage  
Rear Garden  
Pergola  
Summer House

Council Tax Band: F  
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Fine & Country  
Tel: +44 (0)1892 570267  
tunbridgewells@fineandcountry.com  
20 High Street, Tunbridge Wells, Kent TN1 1UX

