



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 wood 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, larch wood staircase, 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 wooden 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 and brick insert 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 Pergola 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 inspection pit, black and white eaves and two attached garden storage sheds. As well as the covered Pergola 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 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
Bidborough primary school
Somerhill (independent)
Hilden Grange Preparatory
Slade Primary School
Hilden Grange Preparatory

Secondary Schools
Skinners 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 529333
01732 352124
01732 351169
01732 350354
01732 351169

01892 520732
01892 520902
01892 529551
01732 352793
01732 770880
01732 365555
01732 365125
01732 373500

Entertainment

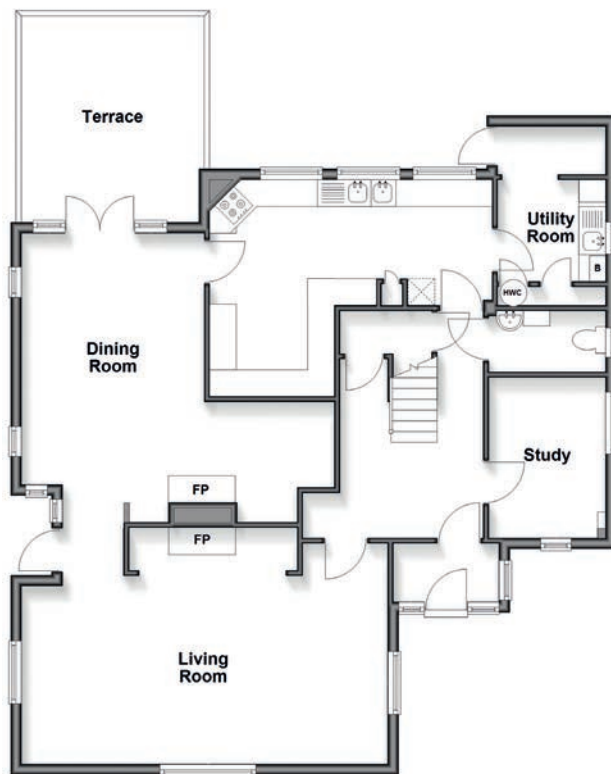
Hand and Sceptre
Kentish Hare
Imperial
Odeon Cinema complex
Trinity Theatre
Assembly Hall Theatre
Oast Theatre
The Angel Centre
Ela Bella
Vittle and Swig
Thackerays
The Ivy
Kathmandu Valley
Jels Cafe

Local Attractions / Landmarks

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

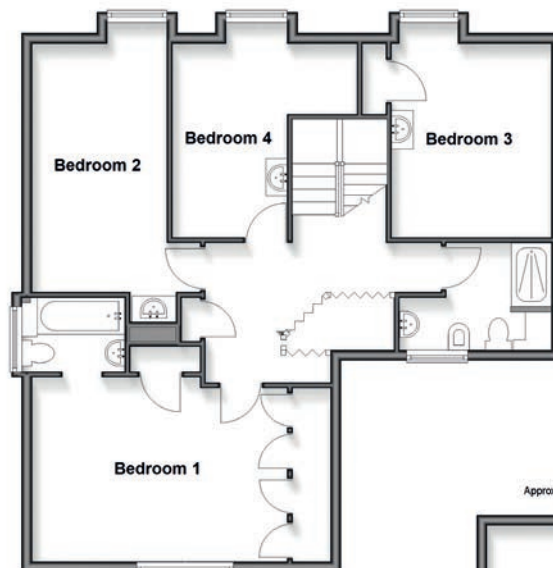
Ground Floor

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



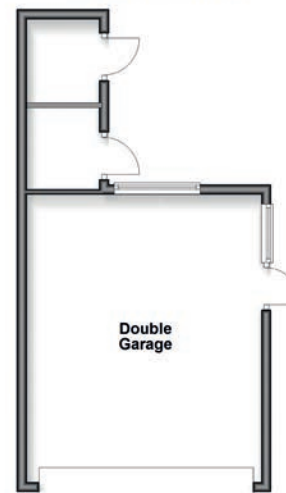
First Floor

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		

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