



20 Holden Corner, Tunbridge Wells, Kent TN4 0LP

Price Range: £575,000 - £600,000 Freehold

When experience counts...

est. 1828  
**bracketts**

20 Holden Corner enjoys a corner plot and elevated aspect by Holden pond on the edge of the Southborough Common Conservation area. This house has historically been a corner shop, post office and sweet shop over the years and is now arranged as a family home with attractive views and accommodation arranged over three floors. There is a spacious reception room with log burning stove and this leads into a kitchen / dining room with access to the garden. There is a downstairs shower room and bedroom four / study. To the first floor there is the family bathroom and two bedrooms with aspects to the front overlooking the pond. To the second floor is a good sized loft bedroom and a separate WC with access to the loft space. Outside to the rear there are steps to a paved garden with flowers and shrubs, together with a rose arch, side access and potential for parking. There is a further patio and a large workshop with power and light.

Holden Corner is situated on the edge of Southborough, with its woodland setting and large duck pond and lies just a couple of miles north of Royal Tunbridge Wells.

- Character Cottage
- 3 Storey
- Kitchen / Dining Room
- Large Reception Room
- Log Burner
- 4 Bedrooms
- Cottage Garden
- Side Access
- Views
- Tucked Away Location
- Council Tax Band: C





## LOCATION:

Southborough lies just north of Tunbridge Wells with the A26 road passing through it. It is fondly known for its quintessentially English Village Green, home to many a cricket match and a majestic church bordering the green, with woodland walks that connect to the local area.

Conveniently located for access to Tonbridge and the A21 which links to the M25 network and south coast. The Tonbridge schools which include the grammar schools, are accessible by bus, as well as the Tunbridge Wells grammar schools which are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches.

To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

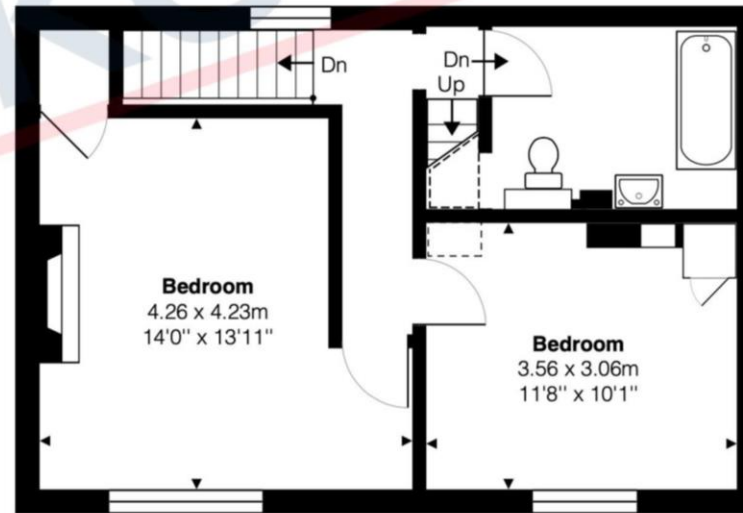
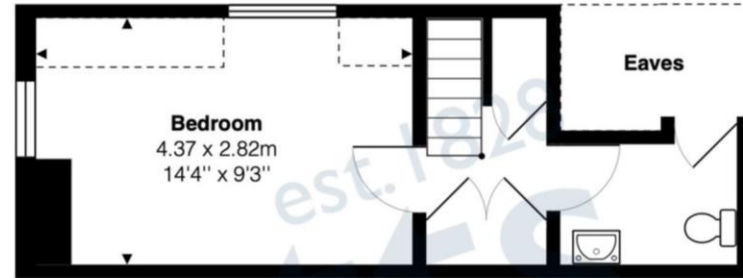
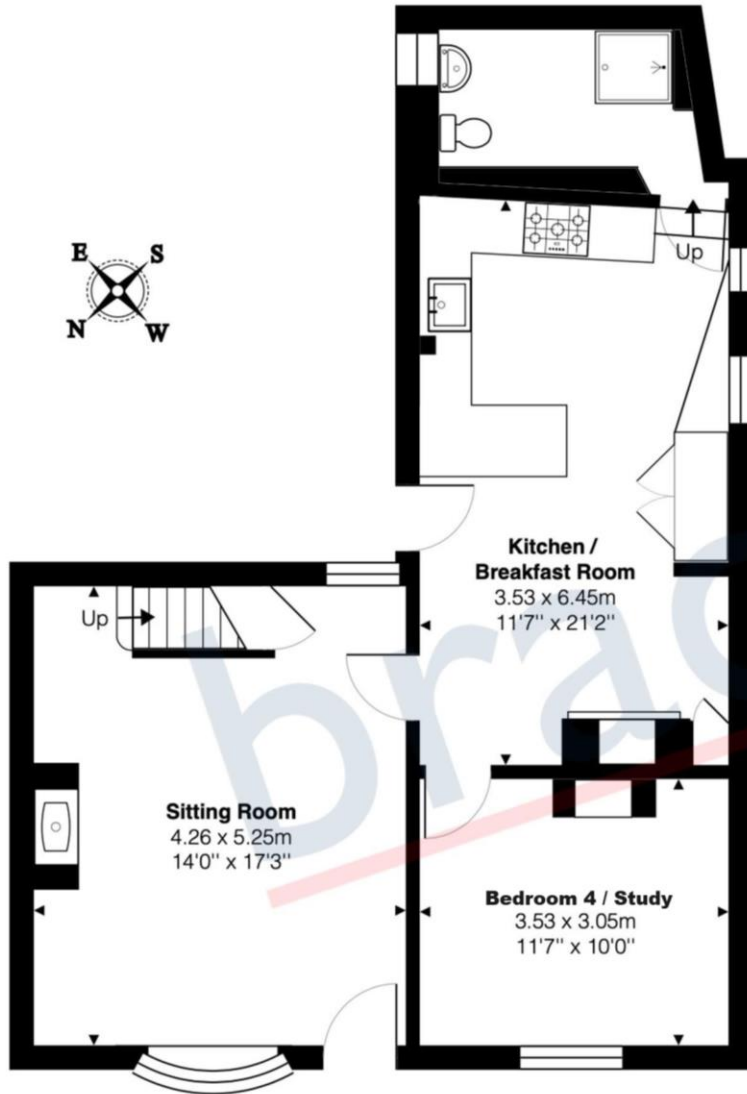
For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms, whilst Tonbridge station offers fast services to London in 33 minutes.



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Gross Internal Area Approx 124.7 sq m / 1343 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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