



ROSE COTTAGE, LITTLE BOUNDES CLOSE
TUNBRIDGE WELLS - £775,000



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PILCHER**
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Rose Cottage, Little Boundes Close

Southborough, Tunbridge Wells, Kent, TN4 0RS

Entrance Porch - Entrance Hall - Lounge/Diner With Feature Fireplace - Bedroom With En Suite Bathroom - Shower Room - Modern Kitchen - Snug With Open Fireplace - First Floor Landing - Bedroom - Garden - Garage - Off Road Parking For 2/3 Vehicles

This delightful detached cottage is on the market for the first time in over 40 years but has been beautifully kept and maintained during that time and is presented to the market with an excellent standard of finish throughout.

Offering versatile and spacious accommodation with the majority being on the ground floor, there is a large sitting/ dining room which has lovely views to the front and rear. Leading off this room is the principle bedroom with plenty of built in wardrobes and the spacious and stylish ensuite bathroom.

There is a modern kitchen which is finished in white gloss cupboards with a quartz worksurface and integrated appliances as well as there being a little breakfast bar.

Also on this floor is the family shower room and a snug. The first floor has a further double bedroom with a walk-in wardrobe and there is also the potential for an ensuite if required. Part of the loft has been left for easy access storage with a standard size door, a light and having been boarded.

Outside the house is surrounded by rose bushes, and the garden is mainly laid to lawn with a large patio area surrounded by mature shrubs therefore being very private and quiet. There is a garage and driveway parking in front of it.

This light & bright cottage should be viewed without hesitation as it's location and further scope make it a highly desirable property.

Double glazed front door into:

ENTRANCE PORCH:

Quarry tiled floor, original wooden glazed front door.



ENTRANCE HALL:

Radiator, picture rail, airing cupboard housing the hot water tank.

LOUNGE/DINER:

Lounge: Double glazed double door to garden. Feature fireplace with cast iron inset, tiled hearth and surround.

Diner: Leaded light secondary glazed window to rear, radiator.

BEDROOM:

Leaded light double glazed window to front. Range of built in wardrobes.

EN-SUITE:

A contemporary styled bathroom with panel enclosed bath with telephone style mixer tap, pedestal wash hand basin, wc. Part tiled walls, wood effect flooring, radiator. Frosted secondary glazed window.

SHOWER ROOM:

Fitted with a shower cubicle with thermostatic controls, wash hand basin, wc. Tiled walls, radiator. Frosted secondary glazed window to rear.

KITCHEN:

Fitted with a range of modern white units with quartz work surface and tiled splashbacks. Double eye level oven and inset gas hob. Sink unit with mixer tap and drainer. Integrated washing machine, space for fridge/freezer. Breakfast bar, radiator, boiler inset to cupboard, ceiling spotlights. Double glazed window to side, double glazed door to rear and leaded light secondary glazed window to rear.

SNUG:

Double glazed windows to side and front. Open fireplace with brick surround, radiator, picture rail, TV point. Stairs to:

FIRST FLOOR LANDING:

Door to attic room.

BEDROOM:

A double room with Velux windows to rear and front, walk in wardrobe, access to eaves storage.

OUTSIDE FRONT:

Mainly laid to lawn with large patio area laid to paviours, rose bushes and hydrangeas. Gate to garage and side.



GARAGE:

Wooden double doors, power and light. Off road parking for 2/3 vehicles.

SITUATION:

The property is ideally situated in a popular residential part on the Southborough/ Bidborough border close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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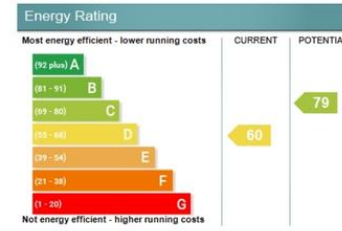
Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

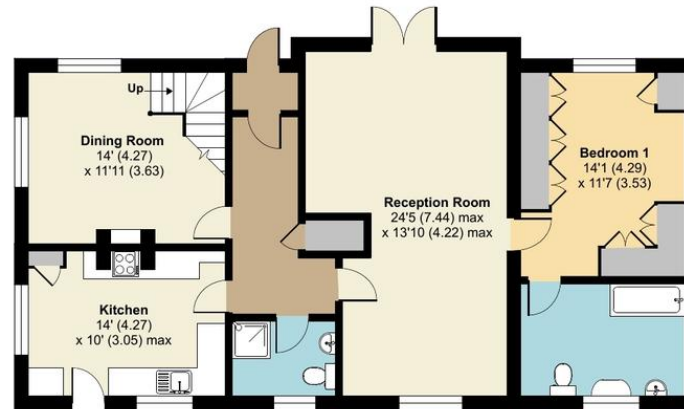
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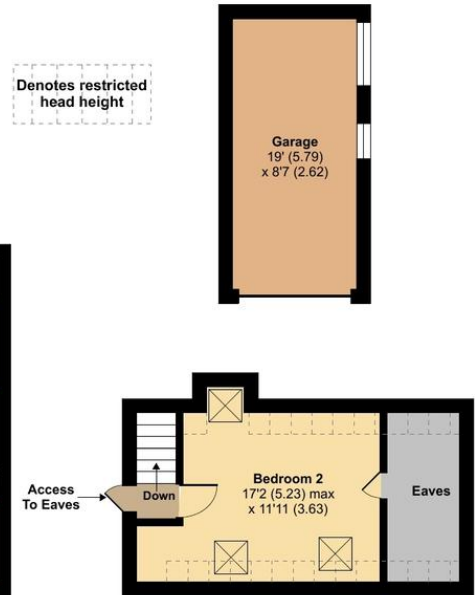
Approximate Area = 1315 sq ft / 122.1 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1539 sq ft / 142.9 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 1025473