



HOLDEN CORNER
SOUTHBOROUGH - GUIDE PRICE £550,000 - £575,000



20 Holden Corner

20 Holden Corner, Southborough,
Tunbridge Wells, TN4 0LP

**Sitting Room - Kitchen/Breakfast Room - Shower Room -
Reception/Study - Three Bedrooms - Family Bathroom - Cloakroom -
South Facing Garden**

GUIDE PRICE £550,000 - £575,000 Situated in a picturesque corner of Southborough, directly opposite Holden Pond and affording views towards the common and Southborough woods is this utterly charming and deceptively spacious historic cottage. The property was originally a corner shop & post office but has long since been a wonderful family home and offers well proportioned accommodation over three floors. Upon entering the property you are directly in the spacious sitting room with its original bay window overlooking the pond and working log burner. There is a second reception room which would find use as a study or hobby room and there is the large kitchen/dining room with its range of fitted cupboards and butchers block work surface as well as a Butler Sink. There is space for all the expected appliances and an aspect over the garden and makes for cosy yet comfortable entertaining and family area. There is also a modern shower room on this floor with walk in cubicle, WC and basin. On the first floor there is a great size principle bedroom affording beautiful views over the Pond and towards the woodlands, as well as a feature fireplace and picture rails. There is a further double bedroom on this floor with the airing cupboard which houses a brand new hot water cylinder (fitted 2024) and more lovely views. A family bathroom on this floor comprises a bath, WC and basin. Moving up to the top floor there is a light & bright third double bedroom, a large linen cupboard, built in wardrobe as well as further cloakroom with WC and basin and access to the eaves from here. Outside there is a delightful low maintenance cottage garden which is southerly-facing and has patio areas, raised beds and rear access as well as a large outbuilding which is ideal for storage and could possibly be converted to a home office with further improvements. Being sold with NO CHAIN we have no hesitation in recommending an early appointment to view this very special home.



Composite Front Door into

SITTING ROOM:

Original bay window to front, two radiators, working log burner with slate tiled hearth, stairs to first floor with cupboard, double glazed window to rear, wooden flooring, beamed ceilings, glazed door to:

KITCHEN/BREAKFAST ROOM:

Spacious room with door to garden, sash window to side, fitted with a range of wall and floor cupboards and drawers with solid butchers block work surface above, space for range cooker, integrated dishwasher, fridge/freezer, tiled splashbacks, tiled flooring, space and plumbing for washing machine, tumble dryer, wall mounted boiler, butler sink with mixer tap, ceiling spotlights, door to:

SHOWER ROOM:

Double glazed window to rear, shower cubicle with electric shower, tiled walls, wash basin, WC, radiator, tiled floor, ceiling spotlights, extractor.

RECEPTION/STUDY:

Double glazed window to front, radiator, ceiling spotlights, wooden flooring, phone point.

LANDING:

Two double glazed windows to rear, stairs to second floor.

BEDROOM:

Sash window to front with views over pond, cast iron feature fireplace, built in wardrobe, radiator, picture rail.

BEDROOM:

Sash window to front with views over pond, radiator, picture rail, cast iron feature fireplace, cupboard housing hot water tank (new 2024)

BATHROOM:

Panelled end bath with hot and cold taps, electric shower over, frosted double glazed window to rear, WC, wash basin, heated towel rail, tiled splashbacks.

SECOND FLOOR LANDING:

Large linen cupboard, built in wardrobe.

BEDROOM:

Double glazed window to side, radiator.

CLOAKROOM:

WC, basin on vanity unit with cupboard below, door to loft, heated towel rail.

OUTSIDE FRONT:

The property sits directly by Holden pond with views over Southborough woods.



OUTSIDE REAR:

Gated side access, laid to patios over three levels with pergola, space for planting, raised beds, large outhouse/shed with window, power and lighting (flying freehold), south east facing.

SITUATION:

Situated in an area of outstanding natural beauty with leafy woodland, a picturesque pond and the green common nearby.

The house enjoys views of the woodland opposite with its labyrinth of footpaths twisting and winding up behind the Church and village cricket green. However, it also provides easy access to the A21 and M25, fast rail connections to central London and highly rated primary and secondary schools.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

AGENTS NOTE:

There is a small portion of the outbuilding which is subject to a flying freehold. Please request further information from your legal advisor on this point.

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



124 London Road, Tunbridge Wells,
Kent, TN4 0PL

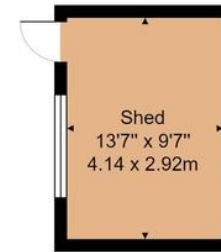
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

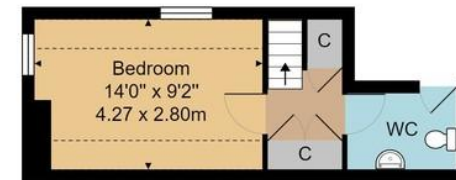
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



Second Floor



First Floor

Approx. Gross Internal Area 1334 ft² ... 124.0 m² (excluding shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.