



DRAPER STREET, SOUTHBOROUGH

TUNBRIDGE WELLS - £435,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

The Old Cottage, Draper Street, Southborough, TN4 0FB

Sitting Room - Kitchen - Utility Room - Cloakroom - Four Bedrooms - Bathroom - Dressing Room - Shower Room
Courtyard Garden

A unique Grade II listed 17th-century property, believed to date back to the 1600s, situated on Southborough High Street in a highly convenient location for local shops, schools and everyday amenities. Accessed from a quiet rear street, the property benefits from off-street parking for three vehicles and a private courtyard garden – a rare advantage for such a central position. The property is entered via the kitchen, which features large sash windows and low-level cabinetry, offering a bright space with scope for reconfiguration if desired. From here, a hallway leads to a useful utility area, downstairs cloakroom and a well-proportioned sitting room with sash windows, an open fireplace and a door opening onto the courtyard garden. A wooden staircase rises to the first floor, where there are three generous double bedrooms, all with space for freestanding furniture and retaining period features including fireplaces and exposed oak beams. The family bathroom is spacious and includes a corner bath and a large walk-in cupboard providing excellent storage. Stairs lead to the second floor where the master suite comprises a bedroom, shower room and an additional room currently arranged as a dressing area with fitted wardrobes, creating a flexible and private top-floor space. The property retains a wealth of original character and architectural detail and would benefit from updating and modernisation. It presents an exciting opportunity for a purchaser to enhance and personalise a historic home, combining period charm with modern living, in a central and well-connected location.

KITCHEN: Large sash window and door to courtyard garden. Range of low and high level units with wooden worktops, 1 and a half bowl sink with drainer, Bosch oven and gas hob with extractor over. Wood-effect flooring, breakfast bench, radiator and ceiling lights.

HALLWAY: Wood-effect flooring, storage cupboard with shelving, meter cupboard, smoke alarm, radiator and stairs to first floor with under-stairs storage.

SITTING ROOM: Carpeted flooring, wood-panelled feature wall, large sash window to rear with secondary glazing, fireplace with wooden mantel and brick surround, door to courtyard garden and radiator.



UTILITY ROOM: Accessed via double doors. Plumbing and space for washing machine and dryer, tiled flooring and two column towel rails.

CLOAKROOM: Wood-effect flooring, low level WC, wooden vanity unit with sink and mixer tap, obscure window to rear, cupboard housing Worcester Bosch boiler and recessed shelving.

LANDING: Carpeted, radiator, two windows to rear on stairwell, wooden balustrade, wood panelling and walk-in storage cupboard.

BEDROOM: Carpeted, window to front with secondary glazing, fireplace with tiled base, iron surround and wooden mantel, exposed wooden beams and radiator.

BEDROOM: Steps up to carpeted room, large sash window to rear with secondary glazing, fireplace with tiled base, iron surround and wooden mantel, two radiators, loft access and built-in cupboard.

BEDROOM: Carpeted, window to front with secondary glazing, exposed wooden beams, shelved cupboard and radiator.

BATHROOM: Wood-effect flooring, corner bath with tiled surround and handheld shower attachment, wooden vanity unit with sink and tiled splashback, storage unit with shelving and cupboards, low level WC and obscure window to rear.

MASTER BEDROOM: Carpeted, window to front, exposed wooden beams and radiator.

DRESSING AREA: Carpeted, window to front with secondary glazing, full-length wardrobe with shelving and hanging space, loft access and radiator.

SHOWER ROOM: Wood-effect flooring, walk in shower with electric shower unit, vanity unit with sink and tiled splashback, towel rail.

REAR COURTYARD GARDEN: Paved courtyard with retaining wall, raised flowerbeds and steps leading to parking area. Brick-built storage and outside tap.

TENURE: Share of freehold

COUNCIL TAX BAND: D



VIEWING: By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

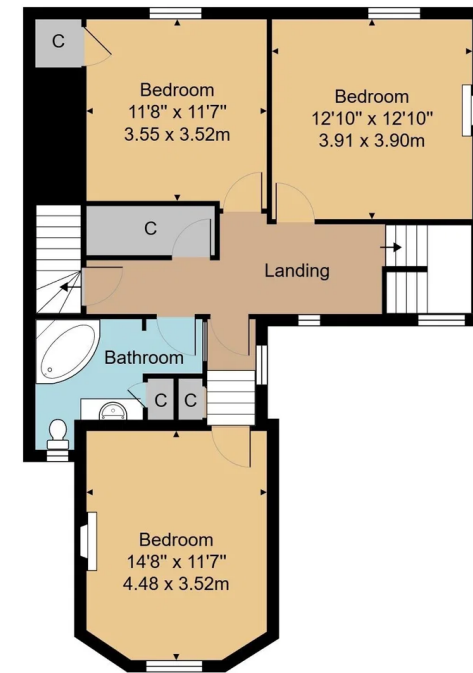
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas
- Restrictions - Ask Agent
- Rights and Easements - Ask Agent
- Building Safety - Ask Agent
- Planning Permission - Ask Agent
- Accessibility/Adaptations - Ask Agent

AGENTS NOTE: We understand that The Old Cottage will be a freehold entity comprising The Old Cottage and 55 London Road and the external space to the rear with the exception of the area occupied by Bakery House. 55 London Road will be leaseholder under a long lease to The Old Cottage. This agreement will be finalised prior to exchange. check for grammar

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



First Floor



Ground Floor

Approx. Gross Internal Area 1770 ft² ... 164.4 m²

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.

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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