

5 Holden Corner, Southborough, Tunbridge Wells



this kitchen is for dancing



5 Holden Corner, Southborough, Tunbridge Wells TN4 0LP

Pretty 2-bedroom house in picturesque location with parking

Accommodation Summary

- Detached house (built 1930s)
 - 2 double bedrooms
 - Living room
 - Kitchen/breakfast room
 - Utility/cloakroom
 - First floor bathroom
 - South facing garden
 - Off street parking space
- Close to transport links and first-class schools
 - Sought after village location



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Sit opposite the picturesque village pond, with the woodland behind, this house enjoys the best of both worlds as it is also a short walk from local shops, sought after schools and excellent transport links.

A smart resin off road parking space with an electric charging point fronts the house, with decked steps leading up to the covered entrance door and a side return with storage space and gated access into the rear garden.

Deceptively spacious, the living room is on your right. It is a welcoming space with warm wooden effect flooring, a period mantelpiece framing the chimney breast, fitted alcove shelving and plenty of room for furniture.

Directly behind is the kitchen/breakfast room with a country style charm and French doors that can lie open into the garden in the summer months, extending the living space. Contrasting painted Shaker style units top and bottom topped with wooden counter tops wrap around the room housing the appliances and providing ample storage. The sink is placed under the window, and a breakfast bar is perfect for your morning coffee, but also provides a bespoke pet bed below, or alternatively additional space for an appliance, or storage.

Next door the guest cloakroom has space and plumbing for appliances at the opposite end.

Returning to the hallway, stairs lead you up to the first floor's two bedrooms, both generous doubles with a restful feel. The principal bedroom enjoys picturesque views over the pond and woodland beyond.

A stylish and contemporary bathroom with shower over the bath completes the floor.

Outside the sunny rear garden has a paved terrace next to the house, perfect for summer dining. Tiers of brick enclosed stocked flower beds add interest and colour with paved steps gently rising to an area of lawn and an additional paved seating area. The garden is safely enclosed for pets and children and is a visual delight with a leafy tree providing a green canopy. A gate opens onto a useful side return with space for sheds and storage and access to the street beyond.

This fabulous home is welcoming and well-presented; perfect to move in straight away. A must see!





Living Room: front aspect double glazed window, period fireplace with mantelpiece, fitted alcove open wooden shelves, wooden effect flooring, radiator.

Kitchen/Breakfast Room: rear aspect double glazed window, rear aspect French doors, breakfast bar with wooden countertop and bespoke dog and cat bed below, Shaker style eye and base level units, open shelves, integrated under counter fridge, fitted oven with 4 ring induction hob and extractor hood above, 1 ¼ stainless steel sink with mixer tap and drainer, wooden countertops, wooden effect flooring, radiator.

Utility/Cloakroom: side aspect double glazed window, low level WC, slimline vanity unit with wash hand basin and mixer tap over and cupboard under, stacking space for appliances with plumbing, fitted wall cupboard housing the Worcester boiler, part tiled walls.

Bedroom 1: front aspect double glazed window, wooden flooring, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

Bathroom: rear aspect opaque double glazed window, P shaped shower bath with curved glass shower screen, mixer tap, wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tiled flooring.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

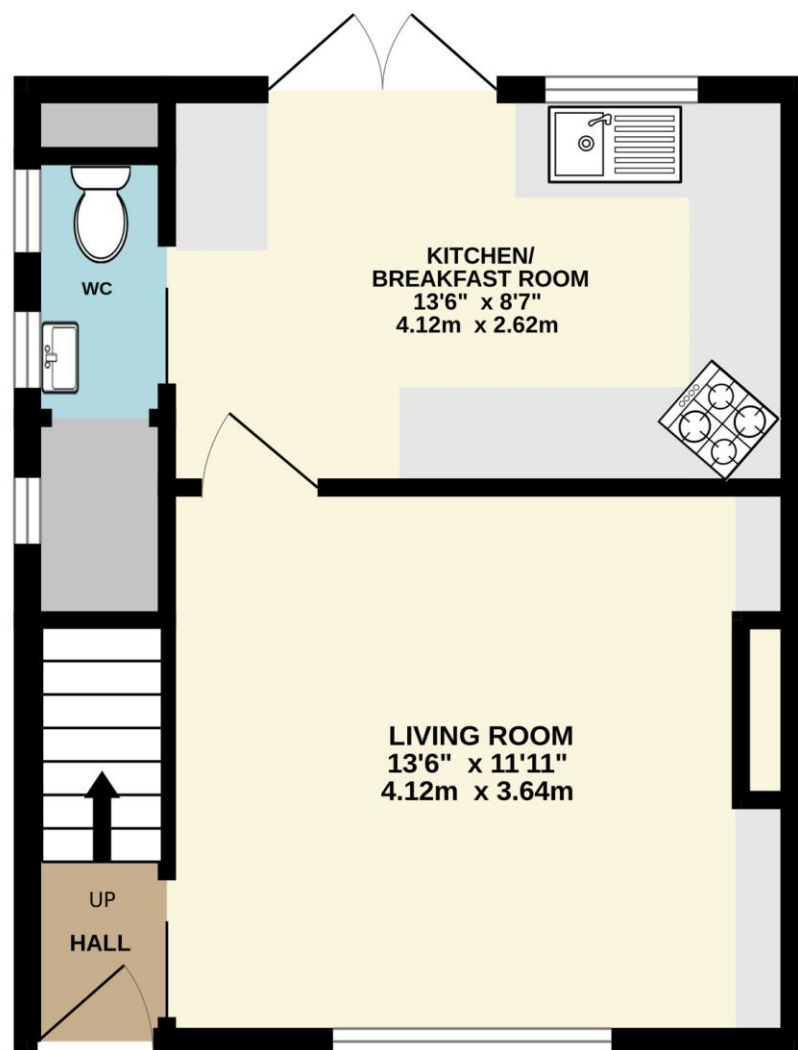
Council tax: Band C (£2,197.38)

EPC: D (68)

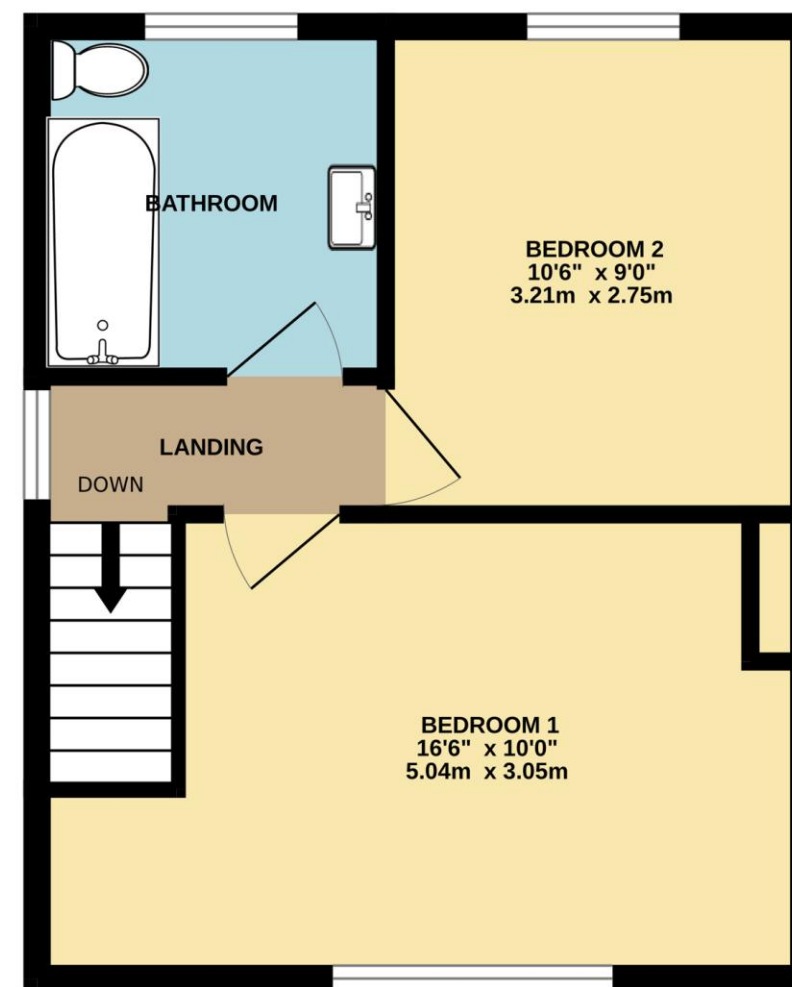
EV Charger



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



APPROX TOTAL AREA 63.1 SQ.M / 680 SQ.FT

TOTAL FLOOR AREA : 680 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Area Information: Southborough, Tunbridge Wells

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the property. The Yew Tree and Ridgewaye Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated north of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peter's Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award-winning hairdresser, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops and collects near to the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



