



1 Holden Corner, Tunbridge Wells, Kent, TN4 0LP

Guide Price £550,000 Freehold

- STUNNING RURAL SURROUNDINGS
- A three double bedroom semi-detached period family home
- Many period features throughout.
- A log burner and an open feature fireplace
- Hard standing space to side to accommodate two cars.
- Stunning OPEN PLAN kitchen/dining area overlooking rear garden
- Close to a number of well respected Junior and Senior schools
- Wood engineered flooring downstairs.
- Deep butler ceramic sink
- Well screened good sized rear garden on three levels



OPEN DAY SAT 30TH NOV BETWEEN 11-1pm APPTS ONLY**A PICTURESQUE SETTING This STUNNING three bedroom bay fronted semi-detached Edwardian family home, nestles comfortably, elevated above the road in the midst of beautiful quiet rural surroundings, close to the beautiful pond. This charming property has been sympathetically restored to a very high standard throughout by the current owners to create a warmth and period charm, with a twist of contemporary. The well lit reception rooms both accommodate a feature fireplace as a centre piece and engineered wooden flooring flows through all rooms. The accommodation is spread over two floors with two reception rooms, and a kitchen on the ground floor and three good sized bedrooms and a family bathroom on the first floor. The well screened rear garden has been designed to provide three level areas for both relaxation and play, for couples and families to enjoy. The tranquil setting is enviable with the benefit of it only being situated within a short distance of the M25/A21 road link, local schools and both Tonbridge and Tunbridge Wells town centres are a short drive from the property. Gas central heating.

Viewing Information

To view this property please call Jenny Ireland at Mother Goose Estate Agents.

Location

Southborough lies just north of Tunbridge Wells, close to the M25/A21 road link. It is fondly known for its 'English Village Cricket Green', home to many cricket matches and a there is a magnificent church bordered by vast woodland walks for all to enjoy. It is located within a short drive of both Tonbridge and Tunbridge Wells town centres and both serve well to all commuters who are able to travel to all the London MLS in under the hour. All Tonbridge and Tunbridge Wells Junior and Senior Schools are accessible by bus and Southborough High Street which is host to a variety of shops and restaurants is only a short distance from the property.



Ground Floor

Hallway

Partly covered ornate period style external canopy. Engineered wooden flooring. Wall mounted radiator with an ornate wood latticed cover. Under stairs storage. Spindled staircase to first floor.

Kitchen/Dining Area

Kitchen : Engineered wooden flooring. Partly glazed split stable style door to rear garden. Additional windows to rear. Solid wood worktop housing a deep white butler style ceramic sink and drainer. Free standing gas cooker with extractor hood above (to remain). Cupboard housing a gas boiler. Additional cupboard housing hot water tank.

Plumbing for dish washer. Plumbing for washing machine. Space for fridge freezer. Attractive range of eye level and base units.

Dining Area: Engineered wooden flooring. Windows to rear. Attractive cast iron log burner. Space for a good sized dining table and chairs. Radiator.



Living Room

Large Room. Large square sash bay to front. Wood engineered flooring. An attractive working feature fireplace with a tiled hearth and wood surround and mantle above. Radiator with an attractive wood latticed cover.

First Floor

Landing

Solid wood flooring. Loft hatch.

Master Bedroom

Window to rear. Solid wood flooring. An attractive feature fireplace with a cast iron inset on tiled hearth base with a wooden surround and mantle. Radiator.

Bedroom Two

Window to rear. Solid wood flooring. Attractive period style cast iron fireplace with wood surround and mantle above. Victorian style wall mounted radiator.

Bedroom Three

Window to front. Solid wood flooring. Period style cast iron fireplace with wood surround and mantle above. Radiator.



Family Bathroom

Window to front. Under floor heating. An L shaped area with a three piece bathroom suite comprising a deep bath with a 'Rain Shower' head and an additional hand held shower unit. Tiled flooring. Deep wash basin placed effectively on a wooden chest surface with drawers below. WC to match. Extractor fan. 4 x wall lights. Radiator.

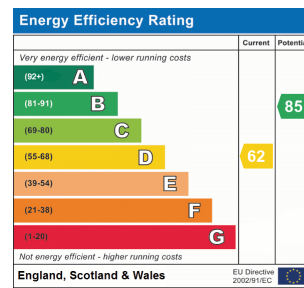
Outside

Front Garden

Approached though a wrought iron gate. Attractive chequered style tiling to front door. Two brick pillars to either side of pathway flanked by a low brick wall surround. Mature hedging to front and side. A good sized concrete free standing area to side currently used currently to house one car.

Rear Garden

A good sized well screened area arranged over three separate tiers. On the ground tier there is a paved area with steps up to a good sized paved area fringed with low brick walls with space enough for a table and chairs. Steps up to a good sized grassed area to include a children's play area currently home to a number of ducks to add to the rural charm. Gated access to the front.



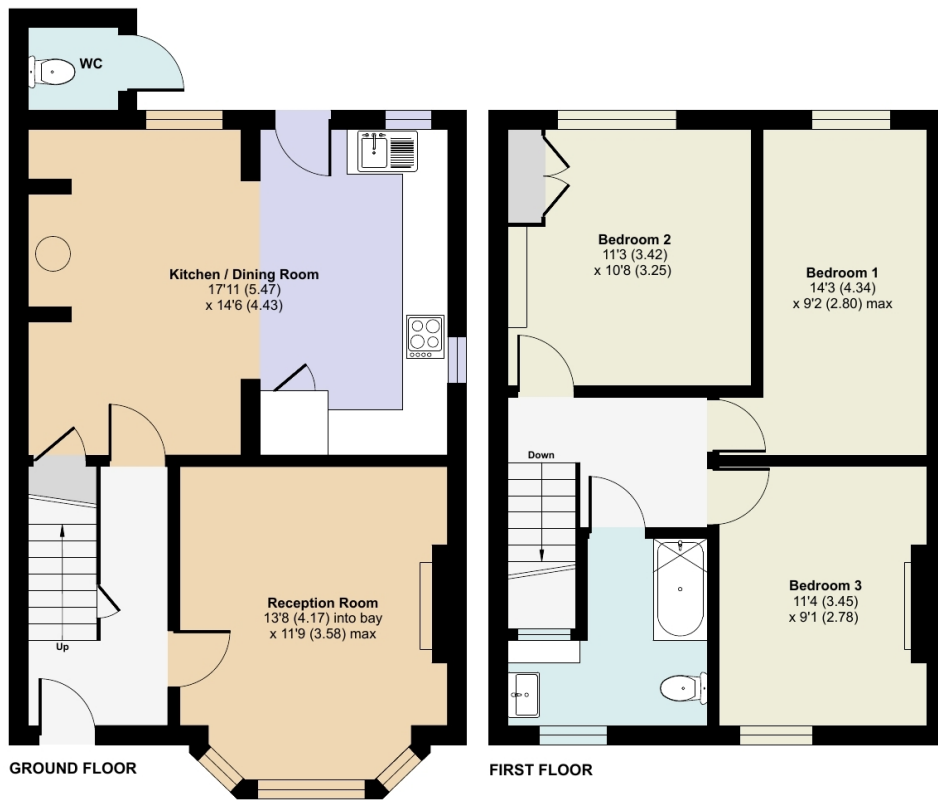
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Approximate Area = 974 sq ft / 90.4 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 988 sq ft / 91.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1216954