



Victoria Road, Southborough, Tunbridge Wells,

Guide Price £395,000 Freehold

- Delightful two/three bedroom cottage full of character
- Updated and modernised throughout
- New kitchen and new bathroom
- Solid oak flooring in living room
- Believed to be over 300 years old
- Open fireplace
- Outside WC
- Beautiful location
- Electric heating



Delightful, full of character two/three bedroom semi-detached cottage set over three floors tucked away in a quiet corner on Southborough Common. The property is believed to be over 300 years old and has recently been updated and modernised with a new bathroom and a new kitchen. Additionally the electrics have been updated and windows replaced on the first and top floor. Accommodation consists of living/dining room, kitchen, downstairs WC whilst the first floor has two bedrooms and bathroom. Additionally there is the benefit of a very useful loft room. There is also a secluded private rear garden and a working open fireplace. The property is close to local amenities with easy access to the A21/M25 road link and is surrounded by delightful countryside ideal for ramblers and dog walkers alike. Electric heating. EPC:G

Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency Ltd



Location

This property is situated in the beautiful countryside of Southborough Common and is perfect for ramblers and dog walkers alike. It is within walking distance of many local shops, well reputed schools and amenities. Both Tonbridge and High Brooms railway stations are a short drive from the property. Tunbridge Wells town centre is also a short drive and there is a regular bus service close-by.

Ground Floor

Hidden away this delightful cottage is believed to be over 300 years old. To access you walk across new Indian stone paving and enter immediately into a newly fitted 'shaker' kitchen with a range of attractive wall and base units. There is also space for an oven, fridge/freezer and washing machine. From this room you enter the living room with its oak flooring and bay window to the rear. The open fireplace is a real feature of this much loved home. There is a door out to the rear garden and stairs take you up to the first floor.

First Floor

The main bedroom has been replastered and decorated and also has a newly fitted sash window. The second bedroom also has a new sash window. The bathroom has been completely replastered, refurbished and replumbed with bath, wash hand basin and new WC together with a new window.



Top Floor

Very useful loft room with some restricted head height. It boasts some exposed beams, a new window and a night storage heater.

Outside

Front

The front of the property provides Indian stone paving through a small courtyard area to the front door. There is also a separate door that leads to an outside WC. Additionally there is new weatherboarding to the front and rear with outside pipework and guttering having been replaced and updated. The exterior has also been repainted with the chimney repointed with new matching cowel.

Rear

There is a side access to the rear garden again full of character with plenty of mature shrubs and bushes. There is a small pond half way up and a very useful shed to the rear.



Victoria Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 642 sq ft / 59.6 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

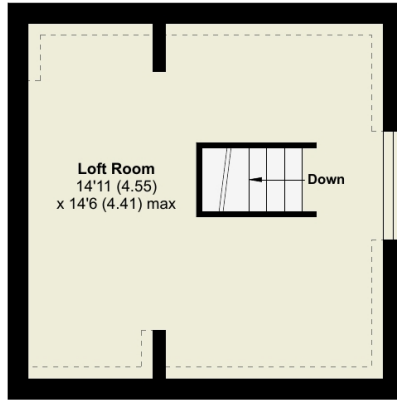
Outbuilding = 13 sq ft / 1.2 sq m

Total = 674 sq ft / 62.5 sq m

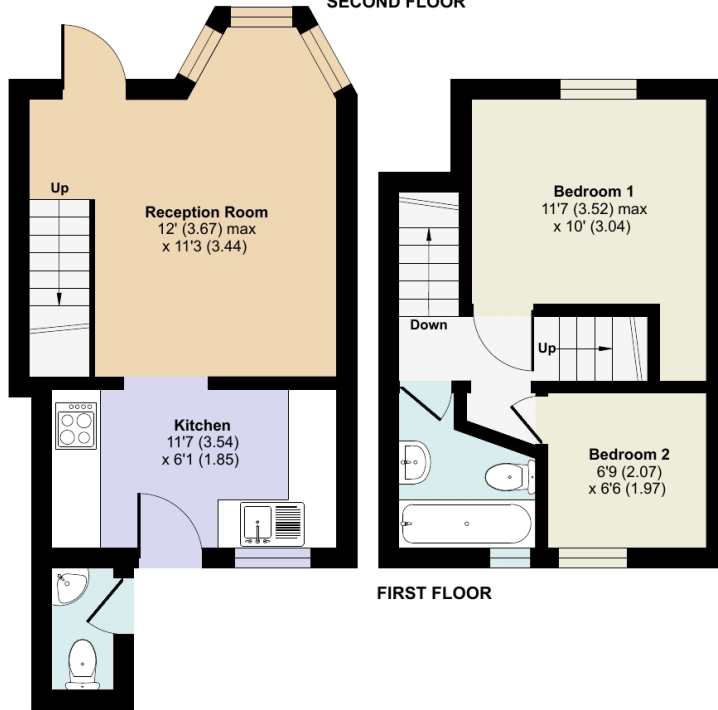
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1089378