



BRIAR COTTAGE MODEST CORNER
SOUTHBOROUGH - : £795,000



Briar Cottage, 18 Modest Corner

Southborough, TN4 0LS

A four bedroom, two bathroom partially attached cottage set in a large gardens with swimming pool and parking, but now needing refurbishment.

Having been occupied by the same owners for some 40+ years this house is now ready for a new lease of life with a brand new family. Previously three cottages knocked into one property many years ago it is situated in a quiet tucked away corner of Southborough by the woods and pretty green, this Grade II listed cottage is mostly detached. The accommodation currently comprises of an entrance hall, large lounge with inglenook fireplace and cast iron chimney hood and spacious kitchen/ dining room with integrated appliances. There is another reception/ study room which has its own external access and could be used by someone running a business from home. This room also gives access to a cloakroom. On the first floor is the main bedroom with an ensuite and dressing room (this could be made into a fifth bedroom/ nursery if desired) and there are two further double bedrooms and the family bathroom.

On the top floor is the attic storage space, and two bedrooms which lead one off the other.

Outside there are extensive gardens to the front and rear with mature shrubs and plants, flowering annuals, space for a vegetable patch, ponds and lawn areas. There is a swimming pool with its own pump house too.

The property offers versatile and flexible accommodation in a beautiful setting but now requires some gentle modernisation and care to bring it back to its former glory.

Entrance hall - Reception / Study - Kitchen/breakfast room -Lounge - Main bedroom with dressing room & en suite - Four further bedrooms - Family bathroom - Garden - Swimming pool - Off road parking





ENTRANCE HALL:

Entrance door with glazed inserts, radiator, stairs to first floor, single glazed window to side, understairs cupboard.

RECEPTION/STUDY

With own entrance door, window to side, radiator, double doors to courtyard, two cupboards.

CLOAKROOM:

W.C., wall hung basin, extractor.

KITCHEN/BREAKFAST ROOM:

Windows to front and rear, high and low level units with drawers, tiled work surface over, 1½ sink unit with mixer tap and drainer, halogen hob, double eye level oven, central island unit, radiator, large chimney with feature cast iron insets, tiled floor, integrated washing machine, dishwasher and fridge.

LOUNGE:

Triple aspect windows to front, large open fireplace (chimney style) with grate and tiled hearth, two radiators.

FIRST FLOOR LANDING:

Window to rear, radiator.

BEDROOM:

Front and rear secondary glazed windows, airing cupboard housing hot water tank, built in wardrobe.

BEDROOM:

Front aspect secondary double glazed window, radiator, open to dressing room:

DRESSING ROOM:

Front aspect secondary double glazed window, radiator, range of built in hanging space and shelving.

EN-SUITE:

Rear aspect secondary glazed window, large Jacuzzi bath with telephone style mixer tap and attachment, W.C., bidet, basin vanity unit, radiator.

BEDROOM:

Front aspect secondary glazed window, radiator.

BATHROOM:

Rear aspect secondary glazed window, bath with hot and cold taps, electric shower, glass screen, basin vanity unit, W.C., radiator.

TOP FLOOR LANDING:

Open stairs, doors to attic storage:

ATTIC STORAGE:

Side aspect window, wood floor, cold water tank, radiator, (could be an en-suite)

BEDROOM:

Rear aspect window, radiator, door to further bedroom.

BEDROOM:

Rear aspect window, radiator.

OUTSIDE REAR:

Courtyard style patio area with pagoda and mature vine, gate and steps down to main garden, huge range of flower beds and borders, mature shrubs and trees, pond, swimming pool with pump house, large lawn area, backs onto a stream, woodland and cemetery.

OUTSIDE FRONT:

Off road parking, flower beds and borders, mature plants and shrubs, patio.

TENURE:

Freehold.

VIEWING:

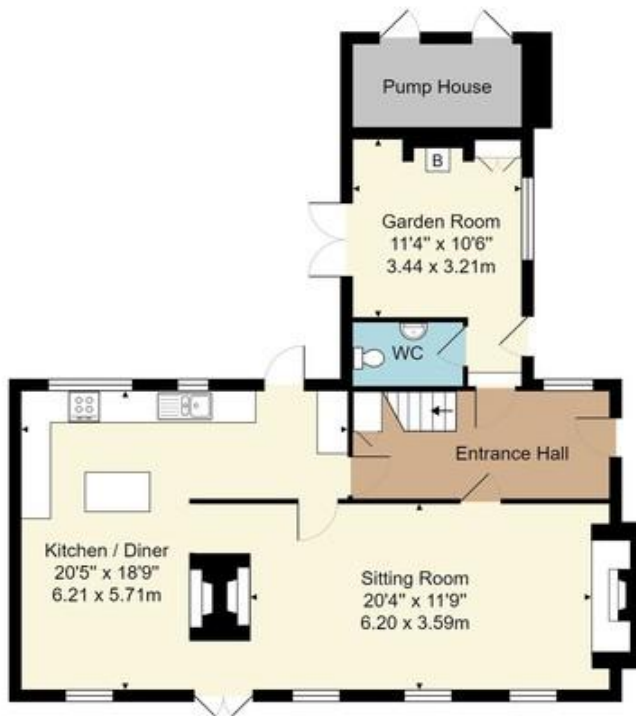
By appointment with Wood & Pilcher 01892 511311

AGENTS NOTE:

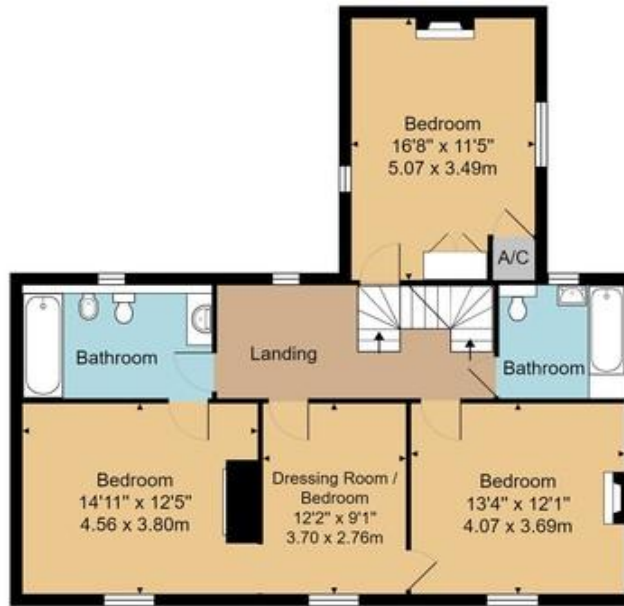
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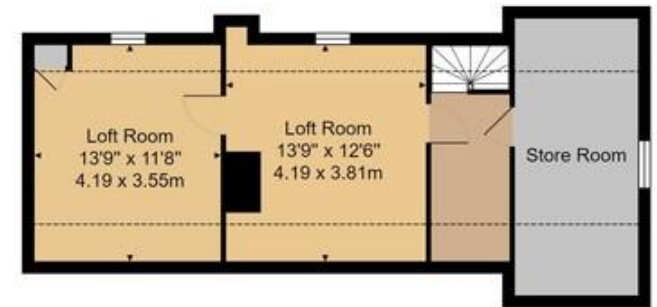




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 2420 ft² ... 224.8 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.

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124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

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

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