MODEST CORNER, SOUTHBOROUGH

GUIDE PRICE £650,000 - £675,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

9 Modest Corner

Southborough,
Tunbridge Wells, TN4 0LS

Kitchen/Dining Room With Double Doors To Garden - Utility Room - Cloakroom - Large Living Room With Exposed Beams & Fitted Wood Burning Stove - First Floor Landing - Bedroom With En-Suite - Two Further Bedrooms - Family Bathroom - Pretty Front Garden With Brick Paved Patio & 'Hidden' Shed

This charming, unlisted stable block conversion has been tastefully renovated in recent years ensuring its period charm remains untouched whilst offering a slick, modern finish throughout.
The property is tucked away in an idyllic setting on the edge of Southborough Common. Parking is available for residents in Modest Corner, with the property a short walk along the bridle path, yet hidden from sight.

Double gates open to the garden with its wealth of colour and leafy backdrop enticing you in. A solid stable door opens into the light filled spacious kitchen/dining room with its practical tiled flooring. The kitchen is modern and has been replaced recently offering endless cabinets and a good amount of worksurfaces. The kitchen is equipped with an integrated oven and grill, five ring gas hob with extractor and integrated dishwasher and washing machine under sink unit. A separate island caters for casual dining or food preparation whilst a generous dining area allows for day-to-day dining with views onto the garden through its glass paned double doors. Beyond the kitchen is the utility room with further worksurfaces, storage and plumbing for additional appliances. A door from the utility takes you to a useful ground floor cloakroom.

The well-proportioned living room has a charming feel throughout with its exposed timber beams, exposed brick rear wall and log burning stove. It offers a cosy winter retreat that during the day, is full of light through its front window, letter box windows at the rear, and double doors that open onto the colourful garden. The living room has light coloured carpets, fitted log storage and a large space under the stairs that the current owners have transformed into an additional dining area.

An open staircase with full height ceiling gives a grand feel as it leads you to the spacious first floor landing. There is a dual aspect, ensuite bedroom with vaulted ceilings, exposed beams, and leafy woodland views. It offers generous space for a large double bed along with bedroom furniture. The en-suite has been upgraded recently, offering a large walk-in shower, twin wash basins (with storage beneath), WC and chrome heated towel rail. Its vaulted ceiling and sky light again maximise the sense of space and light. There are two further double bedrooms on the first floor, both similar in size and both offering pleasant views and with space for bedroom furniture. A recently fitted family bathroom completes the first floor. It has a p-shaped bath with rain-head shower over, WC, wash basin and chrome heated towel rail.

Outside the gardens position maximises its prime rural spot with the Ancient woodlands sitting behind that form part of the Southborough Common. The garden is predominantly lawn and is surrounded with colourful flowerbeds and raised vegetable patches. A brick paved patio is accessed from the living room and offers a sunny spot for dining. To the side of the house is a useful garden shed with access to the rear, decking, away from view.

Solid stable door into:

KITCHEN/DINING ROOM:
Entered through a stable door is the modern kitchen fitted with a range of wall and base cupboard with work surfaces over and subway tiled splashback. Inset fan oven with five ring gas hob and extractor above. Integrated dishwasher and washing machine below sink unit. Space for tall fridge/freezer. Exposed ceiling beams, tiled flooring. Windows to front and letterbox style windows to the rear. Separate breakfast bar area. Double glass panelled doors from the dining area to the garden.

UTILITY ROOM:
Further fitted storage space with worksurfaces over and provision for plumbing further appliances.

DOWNSTAIRS CLOAKROOM:
Fitted with a wash hand basin inset to vanity cupboard with mixer tap, low level WC, tiled floor, window.

LIVING ROOM:
A spacious room with window and double glass panelled doors directly opening onto the patio area with exposed beams, fitted carpet, open staircase with large space under the stairs being used as an additional dining space. Exposed brick rear wall with large inset wood burning stove and fitted log storage.

FIRST FLOOR LANDING:
Of a good size with letterbox style windows bringing in natural light, vaulted ceiling and airing cupboard.

BEDROOM:
A large square room with vaulted ceilings and plenty of space for bed and associated bedroom furniture. Windows overlooking the front and side views over the common.

EN-SUITE SHOWER ROOM:
A modern fitted suite comprising of a wide walk-in shower with rainfall head above, two wash hand basins with storage beneath, WC, chrome heated towel rail.

BEDROOM:
A generous double bedroom with plenty of storage space, window with views over the common.

BEDROOM:
A further generous double bedroom with plenty of storage space, window with views over the common.

FAMILY BATHROOM:
A modern suite comprising of a 'P' shaped bath with rainfall head shower above, WC, wash hand basin, chrome heated towel rail. Letterbox style window to the rear.

OUTSIDE:
There is a brick paved patio from the living room providing good space for entertaining. Wrought iron fence bordering the front of the garden. Large lawn area with raised vegetable patches and surrounding flower beds. Steps to the side lead to a 'hidden' shed.

SITUATION:
The property is in a beautiful spot at Modest Corner, on Southborough Common. It sits towards the edge of the hamlet and its location affords tremendous privacy and tranquillity. Whilst it appears a world away, both Southborough, Tonbridge and Tunbridge Wells are nearby with their mix of social and retail facilities, including the Royal Victoria Shopping Centre and Calverley Road pedestrianized precincts in Tunbridge Wells, mainline railway stations at Tonbridge, High Brooms and Tunbridge Wells itself and a host of well regarded primary, secondary, grammar and independent schooling.

TENURE: 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, Electricity & Drainage
Heating - Gas Fired Central Heating

AGENTS NOTE:
A gravelled area at the front of the property offers space to park a small vehicle behind its double gates. Accessed via a bridleway, the property is granted vehicle access over Southborough Common for a peppercorn fee. It should be noted that vehicle access is restricted, and the current owners choose to park on the off road spaces in Modest Corner.

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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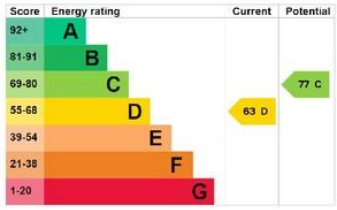

First Floor

Ground Floor

Approx. Gross Internal Area 1264 ft² ... 117.4 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.