



MAGNOLIA HOUSE HOLDEN ROAD
SOUTHBOROUGH : £795,000



WOOD & PILCHER

Magnolia House, Holden Road

Holden Road, Southborough, Tunbridge Wells,
TN4 0QD

**Entrance Hall - Living Room - Family Room -
Kitchen/ Dining Room - Utility Room - Cloakroom
- Master Bedroom with Ensuite - Three Further
Bedrooms - Family Bathroom - Study - Garage –
Garden**

Set back from the road and framed by beautiful mature wisteria and magnolia this detached house is deceptively spacious and exudes much charm and original character. Having benefited from many improvements over the years by the current owners there is still opportunity for the new owner to create their own style. On the ground floor there is a large living room with feature fireplace which feels warm and cosy. The second reception is an extension and in contrast feels cool and airy with large windows and double doors opening to the garden. It also has wood flooring and ceiling mounted heat panels. There is a large L-shaped kitchen/ dining room fitted with a Range cooker and being double aspect is bright and airy, a cloakroom and utility room also. To the first floor there is a master bedroom with a recently completed modern and stylish walk in double shower. There are three further bedrooms, a family bathroom which is fitted with a freestanding tub as well as a separate shower cubicle, and a study room. Externally there are wrap around gardens with the rear enjoying patio seating, and lawn with raised vegetable planters and mature trees and to the front is a good expanse of lawn with tree house and Wendy house. With off road parking and a garage this is the complete family home and we highly recommend an early viewing.





ENTRANCE HALL:

Mosaic tiled floor, stairs to first floor.

LIVING ROOM:

Two double glazed windows to front, feature fireplace with plug in wood burner, three radiators, TV point, folding glazed doors.

FAMILY ROOM:

Double glazed window to rear, double glazed door to garden, two high level double glazed windows to side, wood laminate floor, ceiling mounted heater panels.

KITCHEN/DINER

KITCHEN: Fitted with a range of floor units with laminate worksurface over with space for a range cooker with stainless steel splashback and extractor hood above, space and plumbing for dishwasher, space for fridge, double glazed window to rear, two further single windows to rear, 1 1/2 sink unit with mixer tap and drainer, tiled splashbacks, tiled floor, radiator, large understairs cupboard, ceiling spotlights, glazed door to entrance hall.

DINING AREA: Double glazed window to front, radiator, wooden floor.

UTILITY ROOM:

Fitted with a range of wall and base units with laminate worksurface over, sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, large cupboard housing boiler and hot water cylinder, tiled splashbacks and floor.

REAR LOBBY:

Door to garage, stable doors to garden, radiator, tiled floor.

CLOAKROOM:

Frosted double glazed window to rear, WC, basin set into vanity unit with cupboard, radiator, cupboard housing consumer unit, ceiling spotlights, tiled floor.

LANDING:

Two double glazed windows to rear, radiator, loft hatch.

MASTER BEDROOM:

Double glazed window to rear, velux roof light, fitted with a range of wardrobes and bedside tables and dressing table, radiator.

ENSUITE:

Frosted double glazed window to side, walk in shower with external on/off, touch temperature controls and waterfall shower head, WC with concealed cistern, basin set into vanity unit with triple cupboards, heated towel rail, tiled walls and floor.

BEDROOM:

A double bedroom with double glazed windows to either side, radiator.

BEDROOM:

Double glazed window to front, radiator.

BEDROOM:

A double bedroom with double glazed window to front, two built in wardrobes, radiator.

FAMILY BATHROOM:

Fitted with a freestanding claw foot tub with central telephone style mixer tap and shower attachment, WC, hand wash basin, corner shower cubicle with tiled walls and waterfall head, double glazed window to rear, heated towel rail, wood floor, ceiling spotlights.

STUDY:

Original leaded light feature window, radiator.

OUTSIDE:

FRONT: Approached over a brick driveway with parking for at least three cars. Large area of lawn with mature trees and shrubs, wendy house and tree house.

REAR: Large patio area with separate lawn and raised vegetable patch, mature trees and shrubs, flower beds and borders with flowering seasonal plants, shed, outside tap.



SITUATION:

The property is situated in a beautiful spot, in the vicinity of Holden Pond, and close to 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 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 as well as mainline railway stations at Tonbridge 2.7 miles away with fast and frequent services to London Bridge, Cannon Street and Charing Cross. There are a host of well-regarded primary, secondary, grammar and independent schools in both Tonbridge and Tunbridge Wells.

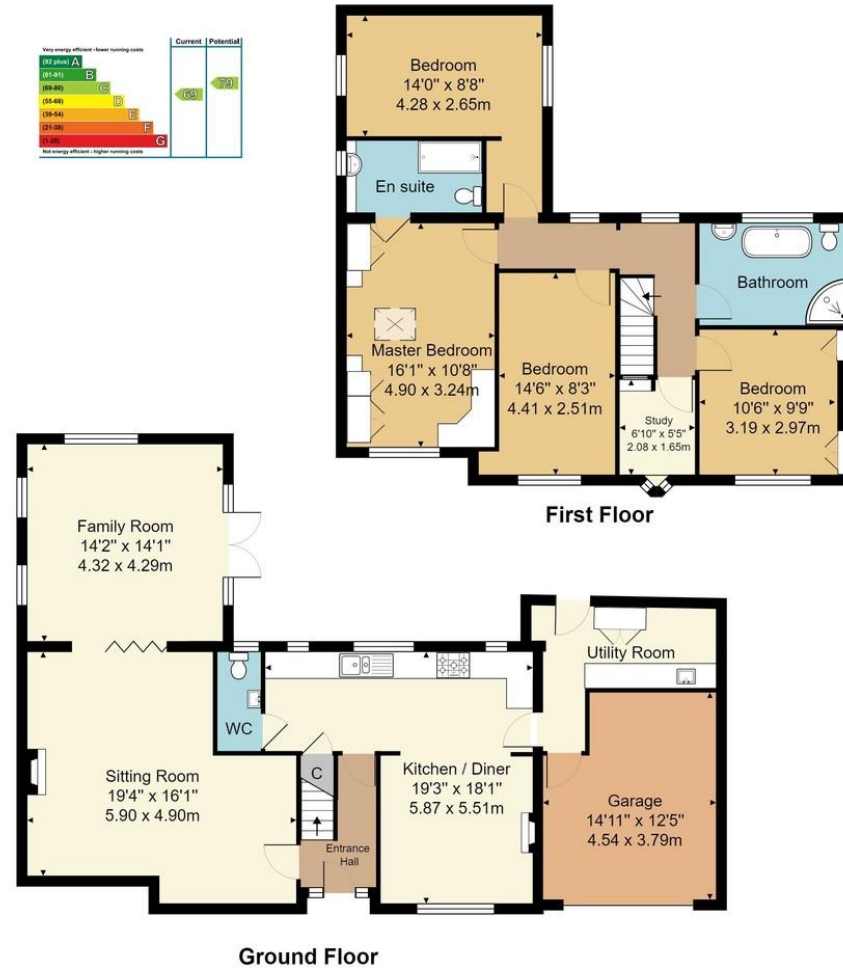
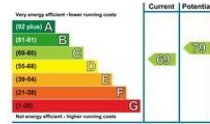
TENURE:

Freehold.

VIEWING:

By appointment Wood & Pilcher 01892 511311





Approx. Gross Internal Area 1955 sq. ft / 181.6 sq. m
(Includes Garage)

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.

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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