COLBURN COTTAGE, BRIAN CRESCENT SOUTHBOROUGH; GUIDE PRICE £850,000 - £895,000



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# Colburn Cottage, 31 Brian Crescent

Southborough, Tunbridge Wells, TN4 0AP

A charming and individual three bedroom, two bathroom home with dual home office and separate studio nestled in glorious gardens of around 1/3 third of an acre and backing onto woodland, yet conveniently situated in a central location in Southborough.

Situated at the bottom of a long sweeping driveway off a quiet cul-desac in central Southborough, this charming three bedroom semidetached home is nestled in 1/3 acre (tbc) and backs onto woodland, making it a quiet and idyllic location. The property itself has been extended over the years but retains much character internally. There is a large living room with views over the garden and into the woodland, with a working log burner and wooden floorboards. There is also a double bedroom with built in wardrobes and luxurious-feeling ensuite bathroom with a roll top bath. Upstairs there are two further bedrooms with built in wardrobes and a modern shower room.

Stairs from the living room lead down to a cottage-style kitchen which is open to a dining room with vaulted ceiling and large windows allowing for a wonderful view and aspect over a raised deck area leading directly from the dining room. There is also a cloakroom on this level as well as a dual desk home office. Outside the deck area feels like an extension of the kitchen/dining room and makes a wonderful entertaining space, and the large garden is predominantly lawn, mature trees and shrubs with flowering annuals and little seating areas. There is a detached studio which is fully insulated with power and light and would make a good office or hobby room. There is ample off road parking at the bottom of the drive. We highly recommend a viewing to appreciate this characterful home.





## ENTRANCE HALL:

Glazed front door, panelled walls, tiled floor, cupboard for coats and shoes, ceiling spotlights.

#### LOUNGE:

Double glazed window with rear aspect, radiator, wood floor, ceiling spotlights, working log burner with tiled hearth, stairs to ground and second floor, (may have footings for 2nd storey)

## BED ROO M:

Front aspect double glazed window, radiator, range of built in wardrobes, feature cast iron fireplace, original wood floor.

## BATHROOM:

Double glazed window, radiator, freestanding bath with telephone style mixer and hand held taps, W.C. basin, ceiling spotlights, partly panelled walls, heated towel rail, wood floor.

## FIRST FLOOR LANDING:

Side aspect double glazed window, cupboard over stairs housing hot water cylinder, access to loft which is part boarded with light and a window with potential to convert (SSTP).

## BED ROO M:

Front and side aspect double glazed window, built in wardrobes, original wood floor.

## BED ROO M:

Rear aspect double glazed window, radiator, wood floor, built in cupboard.

## SHOWER ROOM:

Side aspect window, W.C. basin vanity, radiator, part panelled, shower cubicle with thermo push control, tiled walls, wood floor, ceiling spotlights, extractor.

Stairs to ground from living room.

## KITCHEN:

Wall and floor cupboards in a traditional shaker style with tiled worktop and splashback, 1½ sink unit with mixer and drainer, space for washing machine and dish washer, space for fridge freezer, five ring gas hob, eye level oven and combi microwave and grill, spot lights, extractor hood concealed.

#### DINING ROOM:

Vaulted ceiling with Velux windows, windows overlooking the garden, door to raised deck, wood floor, radiators.

## CLOAKROOM:

W.C. sink with cupboard under, large storage cupboard, tiled floor, ceiling spotlight.

## HOME OFFICE:

Rear aspect double glazed window, fitted double desk, radiator, wall mounted boiler, cupboard housing tumble dryer, ceiling spotlights.

## OUTSIDE:

FRONT: The property is approached down a long sweeping driveway with mature rhododendrons and decidous trees. There is off road parking with two designated parking spaces.

REAR: Large enclosed decked area leading from the kitchen/diner with gate to main garden, under croft storage, a large range of mature trees and shrubs and flowering annuals. Raised bed, patio & seating areas and the whole property backs onto Brokes Wood. There is a fantastic area for kids for conkers, building dens and playing area. Path leading to front of house.

## STUDIO:

Fully insulated with panelled walls, wood floor, windows onto garden, light and power.

#### **TEN URE:**

Freehold.

## VIEW ING:

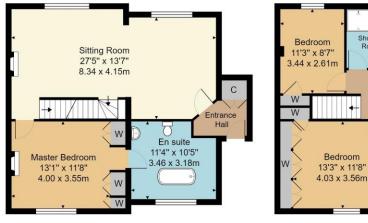
By appointment Wood & Pilcher 01892 511311

## AGENTS NOTE:

The property is situated at the bottom of a long drive and for an initial visit, we request that you park in Brian Crescent. When coming from the Ridgewaye direction, take the second turning into Brian Crescent - the driveway is almost immediately on the right. Walk all the way down the drive and Colburn Cottage becomes visible on the left hand side.







**First Floor** 

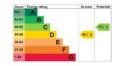


Second Floor Studio 15'5" x 10'5" 4.69 x 3.18m

Room

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Outbuilding



House Approx. Gross Internal Area 1646 sq. ft / 153.0 sq. m

Outbuilding Approx. Internal Area 148 sq. ft / 13.7 sq. m

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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