



Bourton Cottage

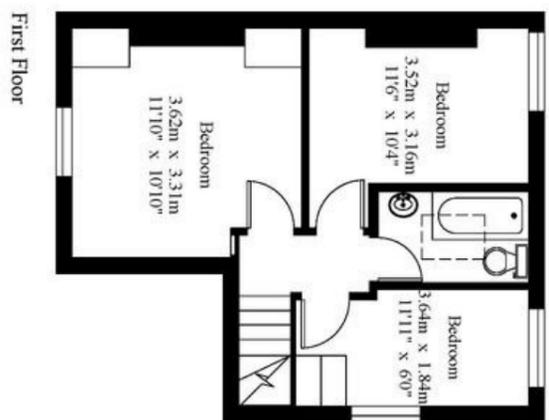
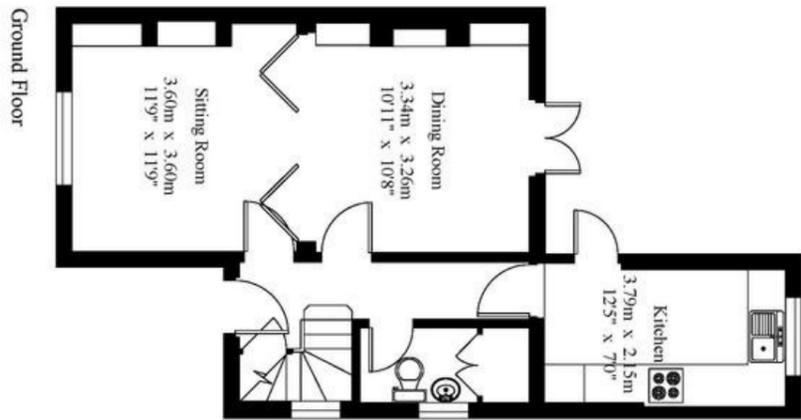
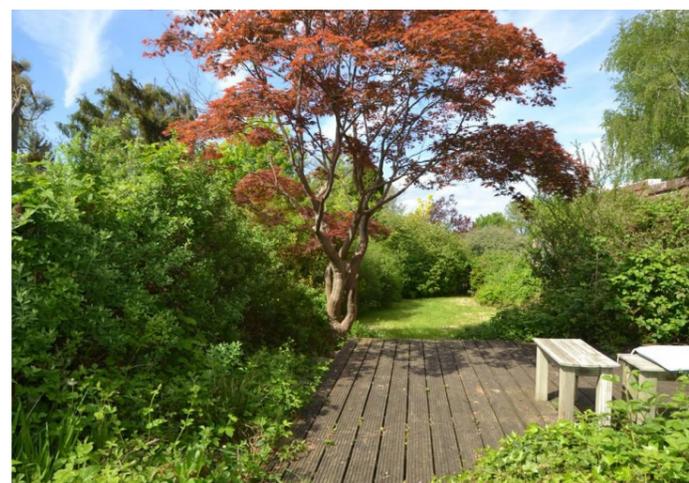
30 Birling Road Tunbridge Wells, Kent, TN2 5LX



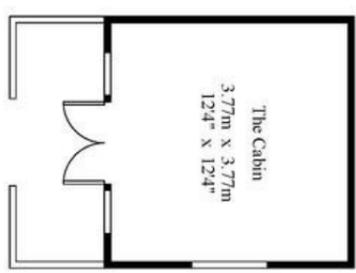
A charming 3 bedroom Abergavenny semi-detached cottage, internally improved with 130' garden which includes a Johnson's log cabin. Potential for extension subject to usual consents. Located on the south side of town, 1.1 miles to the central station.

Covered Porch, Hall, Sitting Room, Dining Room, Kitchen, Cloaks/utility Room, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Front and Rear Gardens

£570,000 Freehold



30 Birling Road
 House - Gross Internal Area : 82.7 sq.m (890 sq.ft.)
 The Cabin - Gross Internal Area : 14.1 sq.m (151 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

A pretty former Abergavenny three bedroom Victorian cottage, set in a large garden on the south side of town. Significant internal improvements include attractive aged oak flooring to ground and first floors. Stylish and substantial cathedral hinged doors dividing the sitting and dining rooms and quality fitted Wilkinson Roberts cabinets and bookcases. Clearview wood burning stove to the sitting room. Heritage wooden double glazed replacement windows to the front and French doors leading out to the rear patio and garden. Covered porch and period front door lead to Hall with turned staircase to the side with a useful cupboard. Quarry tiling to the utility/boiler room, low-level WC, washbasin and double doors to a useful utility cupboard. Double aspect kitchen with heated floor, door to garden and window overlooking the patio and the large rear garden. A staircase leads to the first floor landing. Aged oak flooring to all rooms except the bathroom. Master bedroom with Heritage double glazed casement window to the side, pair of bespoke wooden painted wardrobes.



Bedroom 2 enjoying far reaching over the large garden and beyond to the town.
Bedroom 3 with tall casement window to the side.
Bathroom with tiled walls and floor, bath with separate drench head shower, pedestal washbasin, low-level WC and heated towel/radiator.

Central brick path to front door with garden either side with a variety of shrubs and plants. A side gate gives access to the rear garden.
The property benefits from a large garden over 130' (39.62) in length, arranged in three main areas. Adjacent to the house is the formal portion of the garden with a sheltered paved terrace with access from kitchen and dining room. Here there is potential for an extension.
Stone steps lead to an area of decking and beyond to a lawn with many varieties of shrubs and plants, grapevine and specimen acer. At the bottom of the garden is a sectioned area with a recently constructed substantial cabin by 'Johnson's'. This could be Office, and adjacent is a separate Zoki Sauna.

Located on the south side of town, accessible to open countryside yet within walking distance of the central station (1.1 miles).
A short walk of TN2, a useful general store and off licence.

Tunbridge Wells Borough Council Tax Band D.
Potential to extend, subject to the usual consents.
Period style column radiators compliment the age and style of the cottage.
Worcester gas fired boiler.
Touch lighting in the principal rooms.
All main services connected.

From our offices, proceed in a westerly direction onto the London Road and at the small roundabout turn left up Frant Road. At 'The Bull' public house turn left into Birling Road and bear left, where the property will be found on the left hand side.

Viewing – Strictly by appointment through sole agents
Sumner Pridham info@sumnerpridham.co.uk 01892 516615

