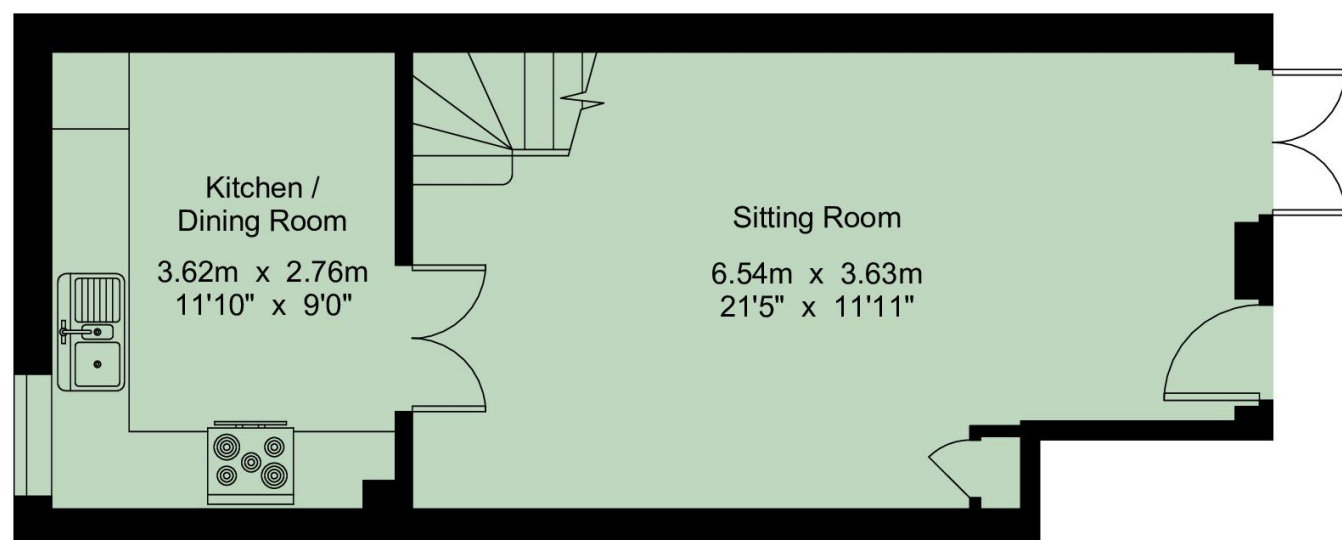
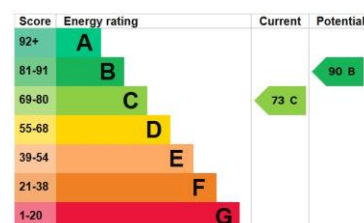


First Floor



## Larchwood

House - Gross Internal Area : 69.4 sq.m (747 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.



## Larchwood

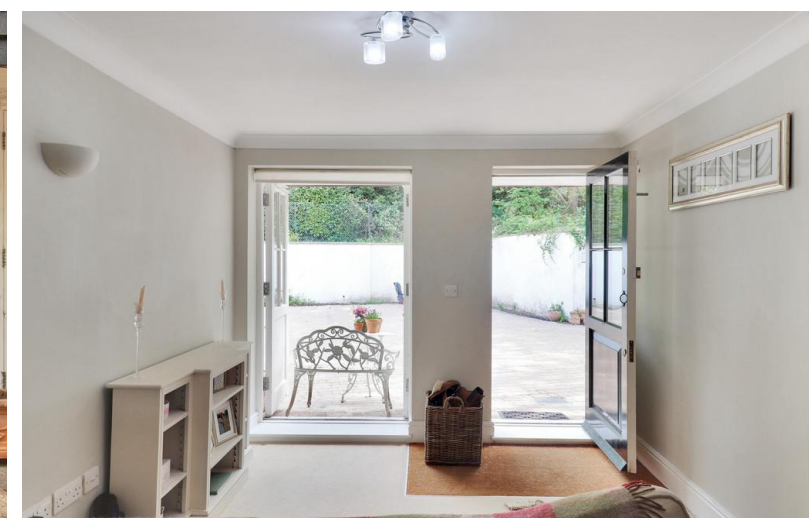
Modest Corner, Southborough Common, TN4 0LS

**SUMNER PRIDHAM**

A quietly located 2 bedroom house ideally suited to buyers seeking a tranquil country setting yet require close proximity to town infrastructure.

Sitting/Dining Room, Kitchen/ Breakfast Room, 2 Double Bedrooms, Ensuite Shower Room, separate Bathroom, Gas Fired Central Heating, Allocated Parking.

**Guide price £318,500 Share of Freehold**







## Property Description

- ◆ An attractive and quietly located 2 bedroom house in a tranquil sought after setting.
- ◆ Easy access to Southborough High Street with wide range of shops, and 2 miles from a mainline station.
- ◆ Attractive property featuring a jettied weatherboarded first floor elevation and successfully converted from former printworks.
- ◆ Front door leads into a spacious sitting room featuring double half glazed doors to the front, which when opened create a suitable seating area with bistro table and chairs.
- ◆ Cloaks cupboard useful for coat storage and also housing circuit breaker.
- ◆ Kitchen/breakfast room approached from the sitting room via a pair of double panelled doors, fitted with extensive worktops on 2 walls with a one and a half stainless steel sink and drainer, sitting beneath a window with an attractive outlook.
- ◆ Good range of cupboards with matching wall mounted cabinets and open display shelves, John Lewis 5- range cooker with matching stainless steel extractor above.
- ◆ Integrated appliances include dishwasher, fridge and freezer, washing machine and finished with a tiled floor.



- ◆ A turned staircase leads to first floor landing with access to boarded loft space with ladder connected.
- ◆ Large principal bedroom to the front features triple sash windows with country views, fitted wardrobe cupboard plus airing cupboard housing hot water tank and Glow-worm gas fired boiler.
- ◆ Ensuite shower room with separate shower cubicle, tiled walls and tiled floor, low level WC with concealed cistern, pedestal washbasin, chrome towel radiator and air extractor.
- ◆ Double bedroom 2 has sash windows to the rear with delightful views towards Modest Corner and countryside.
- ◆ Separate bathroom with panelled bath with shower above, low level WC with concealed cistern and washbasin.

## Outside

- ◆ The property benefits from its own allocated parking space.
- ◆ On the front doorstep of the popular Southborough common and surrounding woodland.

## Practicalities

- ◆ Larchwood is one of four properties converted from a former printworks and is being sold with the benefit of a share of freehold together with a 999 year lease which commenced in 2023.

## Location

- ◆ Modest Corner is a delightful hamlet on the edge of Southborough Common.
- ◆ A conveniently located to Primary schools in Bidborough (1.9 miles), Southborough (0.8 miles) and the Grammar schools in in Tunbridge Wells (2.1 miles) and Tonbridge (3.5 miles).
- ◆ Walking distance to local shops and Southborough High Street.
- ◆ Mainline station providing excellent commuter services to London Bridge, Waterloo East and Charing Cross, High Brooms (2 miles) Tonbridge (2.8 miles) and Tunbridge Wells (3.1 miles).

## Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

