

The Holden House Company

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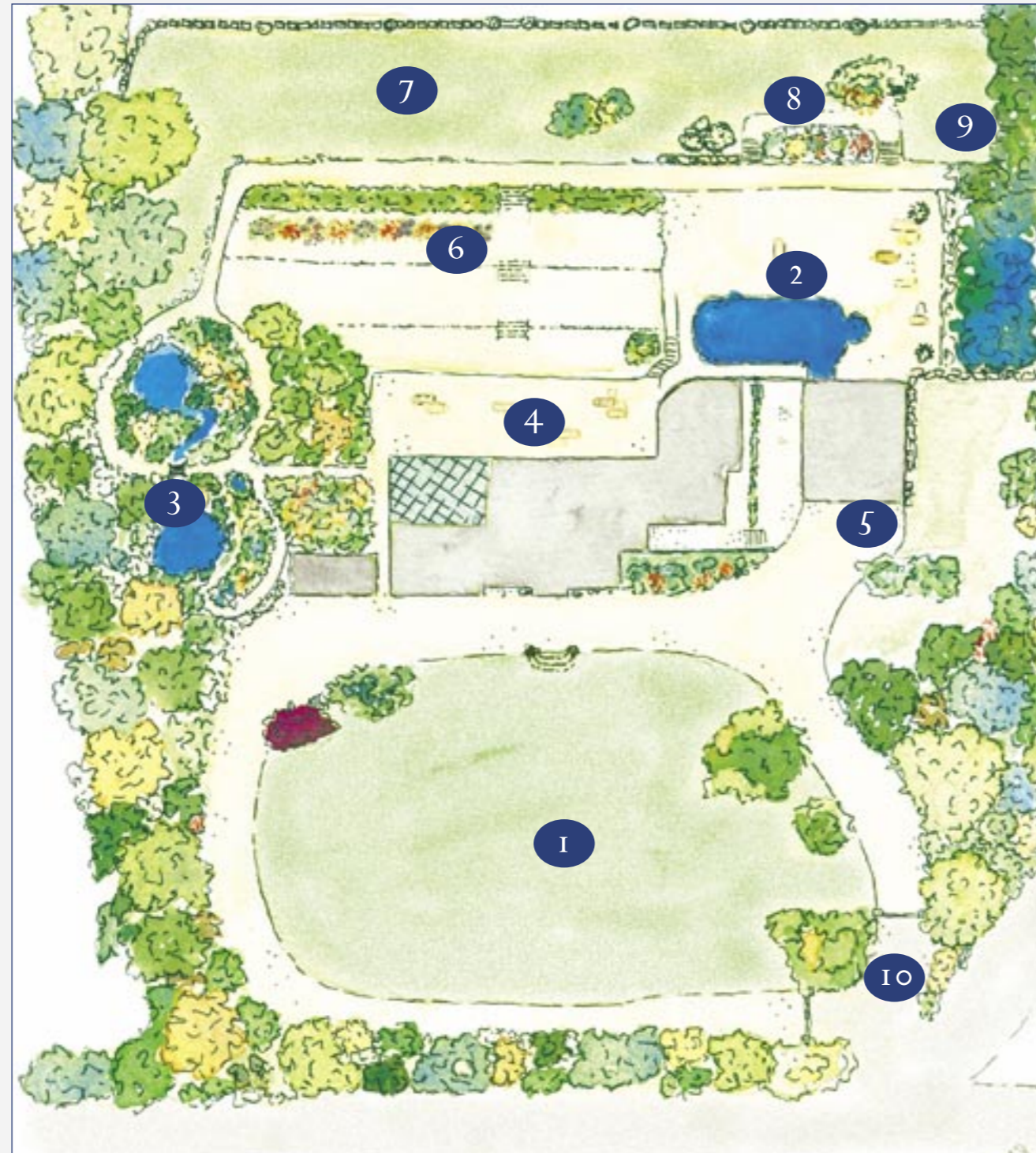
Holden House
Southborough, Royal Tunbridge Wells



A Grade II Georgian House facing Southborough Common

Mature Landscaped Grounds

- 1 CROQUET LAWN
- 2 NEW POOL AND JACUZZI
- 3 WATER GARDEN
- 4 MAIN TERRACE
- 5 PARKING COURTYARD/GYM
- 6 SCENTED ROSE GARDEN
- 7 ARCHED GARDEN WALL
- 8 ROCKERY AND ALPINE TREES
- 9 SPIRITUAL SHRINE
- 10 ENTRANCE/EXIT GATES



Holden House

Holden Road, Southborough, Tunbridge Wells, Kent

Holden House is a superb 18th century Georgian House, complete with beautiful original features, in the initial stages of a sensitive restoration programme.

Holden is ideally situated on Southborough Common, a pretty village adjoining the Spa town of Royal Tunbridge Wells. The House is 1½ miles from the A21 dual carriageway system which connects to the M25 at junction 5 and 2 miles from Tonbridge Station with its regular 40 minute service to London.

Built in 1749, the House boasts fine Georgian features, having all the natural charm and elegance of proportion typical of an English House of this period. Later Victorian additions include a grand Billiards Room, an extensive conservatory with a floating glass lantern roof and the spacious Estate Hall which linked the old kitchen areas to the main house.

An assessment of the historical provenance indicates that Holden originally dates from Norman times when Geoffrey Atte-Holden, a wealthy landowner, had a house on the site. The current house stands on earlier foundations, believed to be those of an Elizabethan farmhouse.

The 21st century will see Holden House evolving once again to become a most sought-after home. This brochure shows how the splendour of the best Georgian and Victorian architecture will be incorporated into a compact, well proportioned house, surrounded on all sides by two acres of manageable, mature gardens.



Holden House

A superb 18th century Georgian House with 8 bedrooms, 4 reception rooms, kitchen, breakfast room, conservatory, gymnasium complex with swimming pool and magnificent formal gardens approached through private gates with circular driveway.

*H*olden House is a classic example of Georgian architecture, constructed of red brick with tuck pointing on a stone base. There are pouted string courses above the ground and second floors with a hipped slate roof behind a brick parapet. The portico entrance has twin fluted Doric columns supporting a stucco hood above a round-headed front door with inset fanlight. The building is listed of Architectural or Historical Interest (Grade II).

Internally the rooms are well proportioned with period features, in particular the fine curved staircase, carved fireplaces and moulded cornices. Deep sliding sash windows, with oak shuttering, give unspoilt views over the formal gardens which bound all four sides of the house and extend to over 2 acres.

The accommodation comprises a magnificent entrance hall, 8 bedrooms, 6 with en suite bathroom facilities, and 4 reception rooms including a sitting room, lounge, dining room and Billiards/Drawing room. The west wing features a large breakfast room and a large well lit open plan kitchen, opening onto a courtyard with views out

to the gardens and pool area. There is a large conservatory and adjacent to the house connected by the middle garden wall is to be a new built gymnasium complex. The cellars include wine and storage areas, staff room and office facilities.

The house will be approached by an in and out gravel dressed driveway via wrought iron gates, sweeping around the central croquet lawn, banked with wide lawn steps and an impressive 100' Californian Redwood.

The formal gardens are a notable feature of the House, with a variety of specimen trees and shrubs and a beautiful display of azaleas and rhododendrons. The Tulip tree is the largest example in the South East and was reputed to have been planted to commemorate success at Waterloo. The rear gardens comprise a series of terraced lawns, with cobbled pathways leading to a rose and lavender garden. There is a conifer-dominated parkland area next to the feature rear wall, which will be punctuated with classic urns around its central archway.

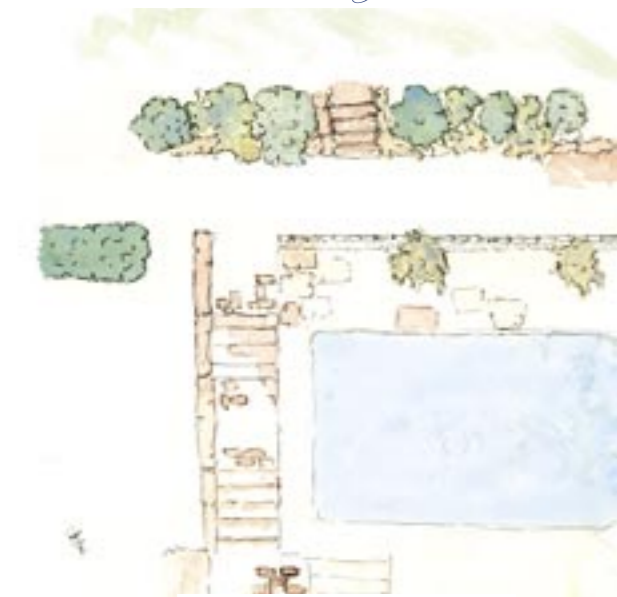
To the east is an attractive water garden with a stream of waterfalls and pools, a large lily pond and a bamboo grove. To the west the walled landscaped area, with rockery, will include a 15 meter outdoor swimming pool with covers, adjoining the gymnasium. In the South West corner the spiritual shrine features a Ginkgo Tree – the tree of life that adorns Buddhist Temples.

There will be covered parking for 6 cars in a Garage Complex under the Gymnasium, with further visitor parking for 4 in the adjacent cobbled area. The estate is lit by street lights along the driveways with landscaped lighting within the shrubbery and borders.

Throughout the restoration process further refinements will be added to ensure the re-creation of the most perfect Georgian House and grounds.



Kitchen Garden



Swimming Pool



Water Garden



Spiritual Shrine

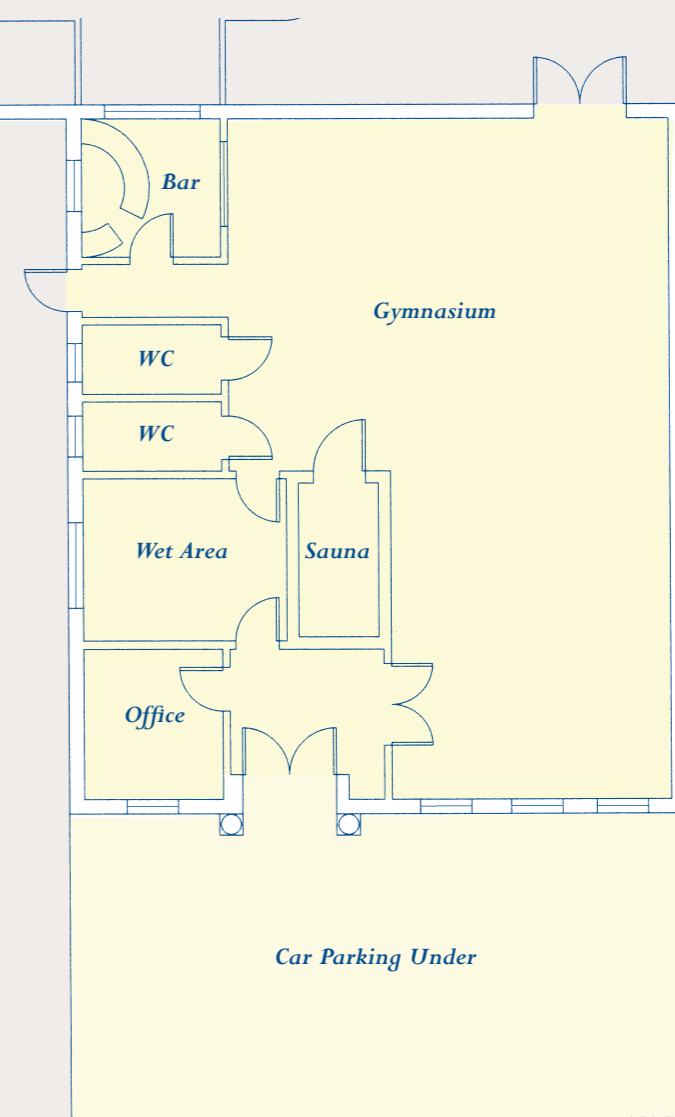
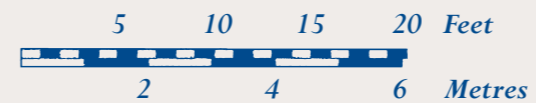
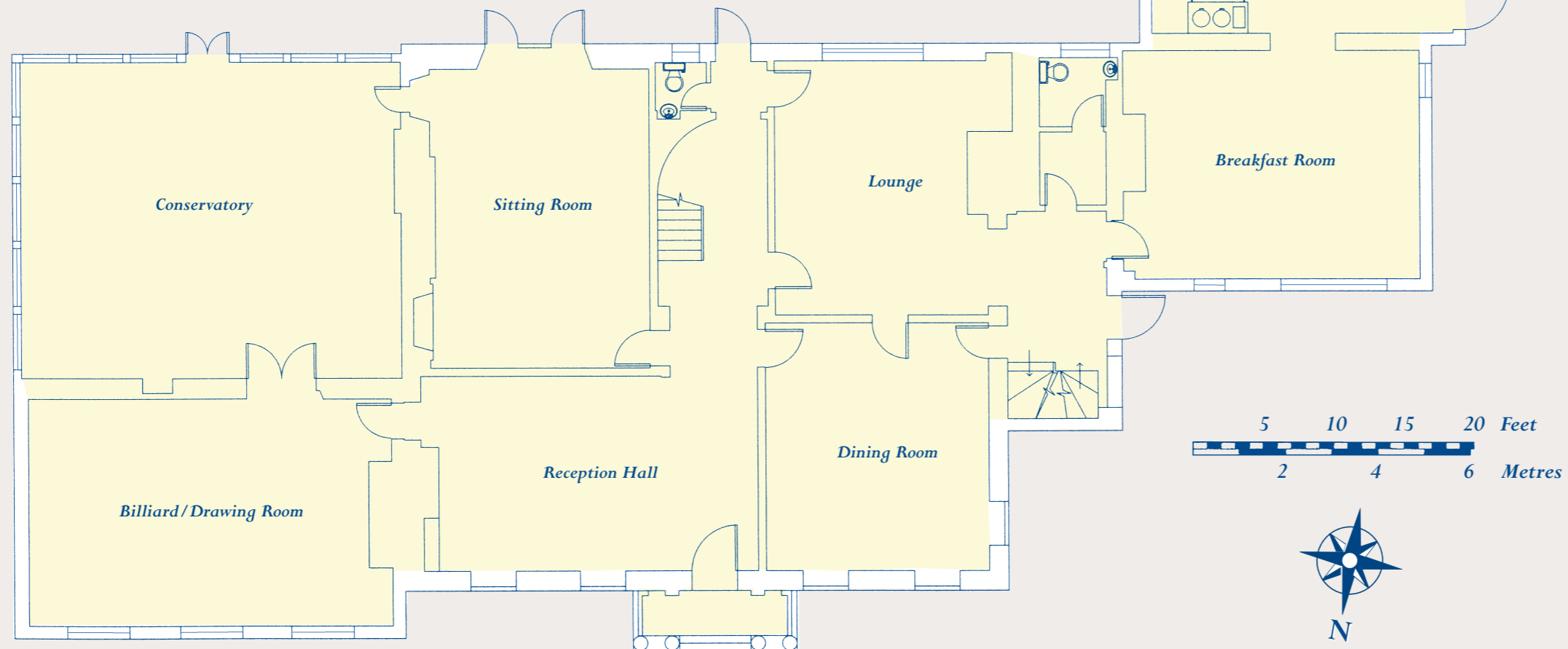


Garden Wall

Holden House Plans

The Ground Floor, 4,675 sq. ft.

A magnificent Portico entrance opens onto the large reception hall, with Adam fireplace and marble inserts. Doors then lead to a series of beautiful, well preserved Georgian and Victorian rooms, with intricately carved cornices, central roses, oak panelling, dado rails and period fireplaces.



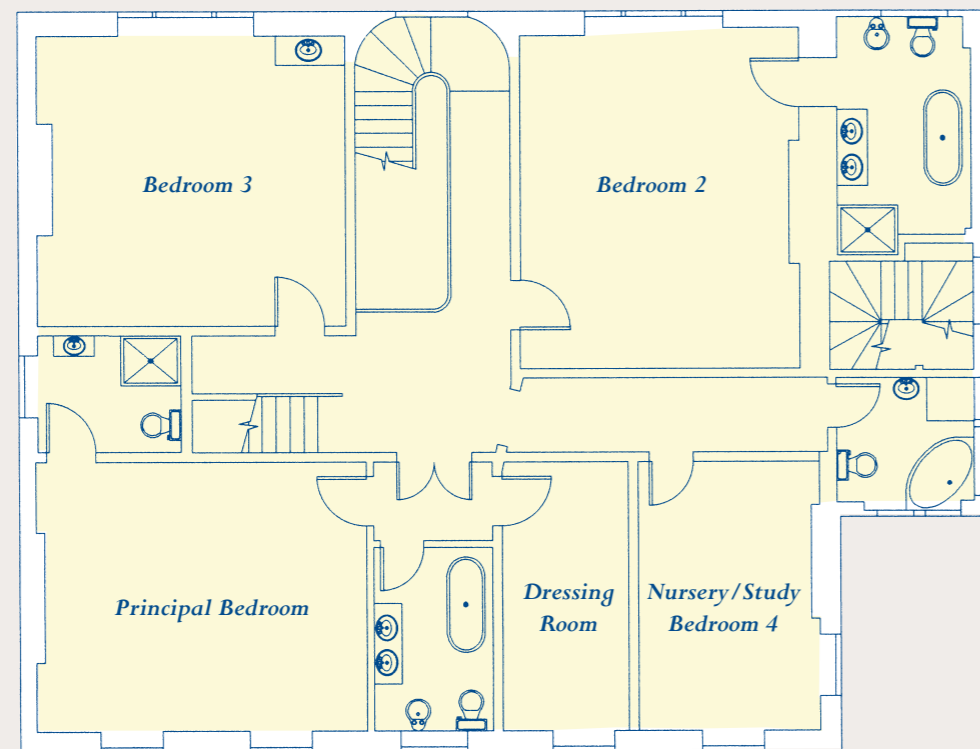
The New Gymnasium, 1,450 sq. ft.

To be built against the old garden wall in matching brickwork with a stucco column entrance. This large space will open up to the swimming pool area. In the forecourt, secure underground car parking will be developed to house up to 6 cars.

The First Floor, 2,000 sq. ft.

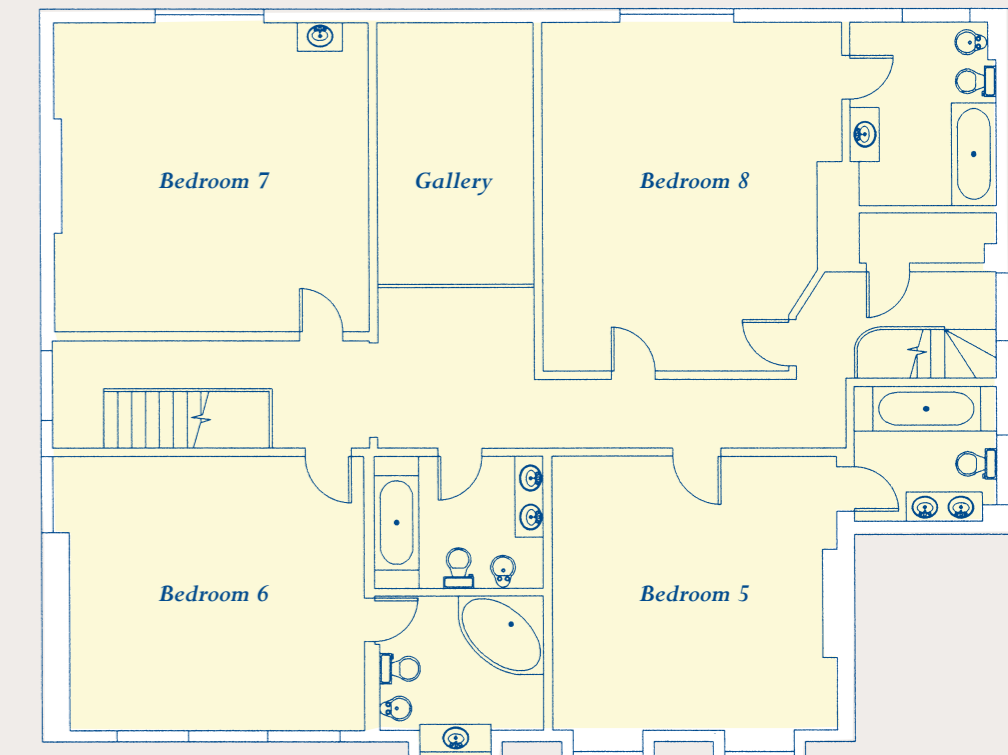
The main Bedroom Floor has four large Georgian rooms, each with panelled doors, high ceilings, cornicing and dado rails. Every room has a delightful carved Adam/period fireplace and original oak shuttering at the windows.

At the top of the curved stairway, an arch leads to the principal bedroom suite comprising Master Bedroom with North West vistas over the front gardens, en suite bathroom, en suite shower room and dressing room. Bedroom 2 is another well proportioned and attractive room with views over the gardens to the South and a large en suite bath/shower room. Bedroom 3 again features fine cornicing and dado rail with South East views and Bedroom 4 could also make a nursery or study adjoining the principal bedroom suite.



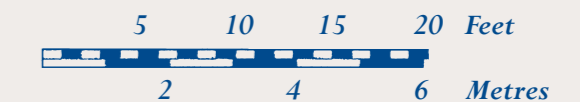
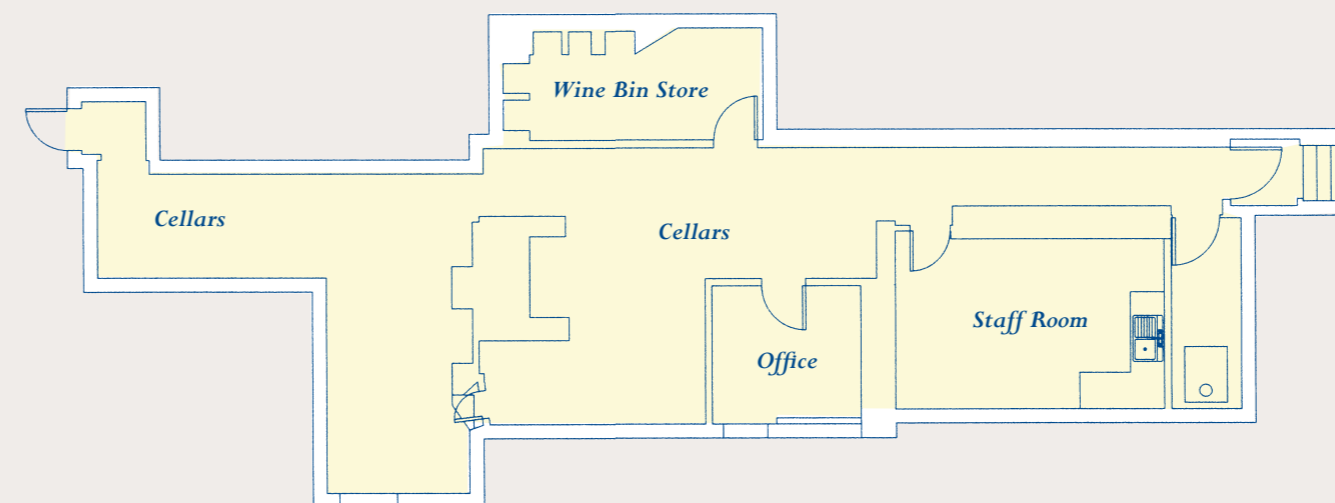
The Second Floor, 2,000 sq. ft.

Originally servants' rooms, these four delightful bedrooms have attractive windows and four bathrooms – 3 en suite. This floor is approached by an open stair from the first floor landing or via an old servant's staircase that curves round and down to the ground floor and cellars.



The Cellars, 1,000 sq. ft.

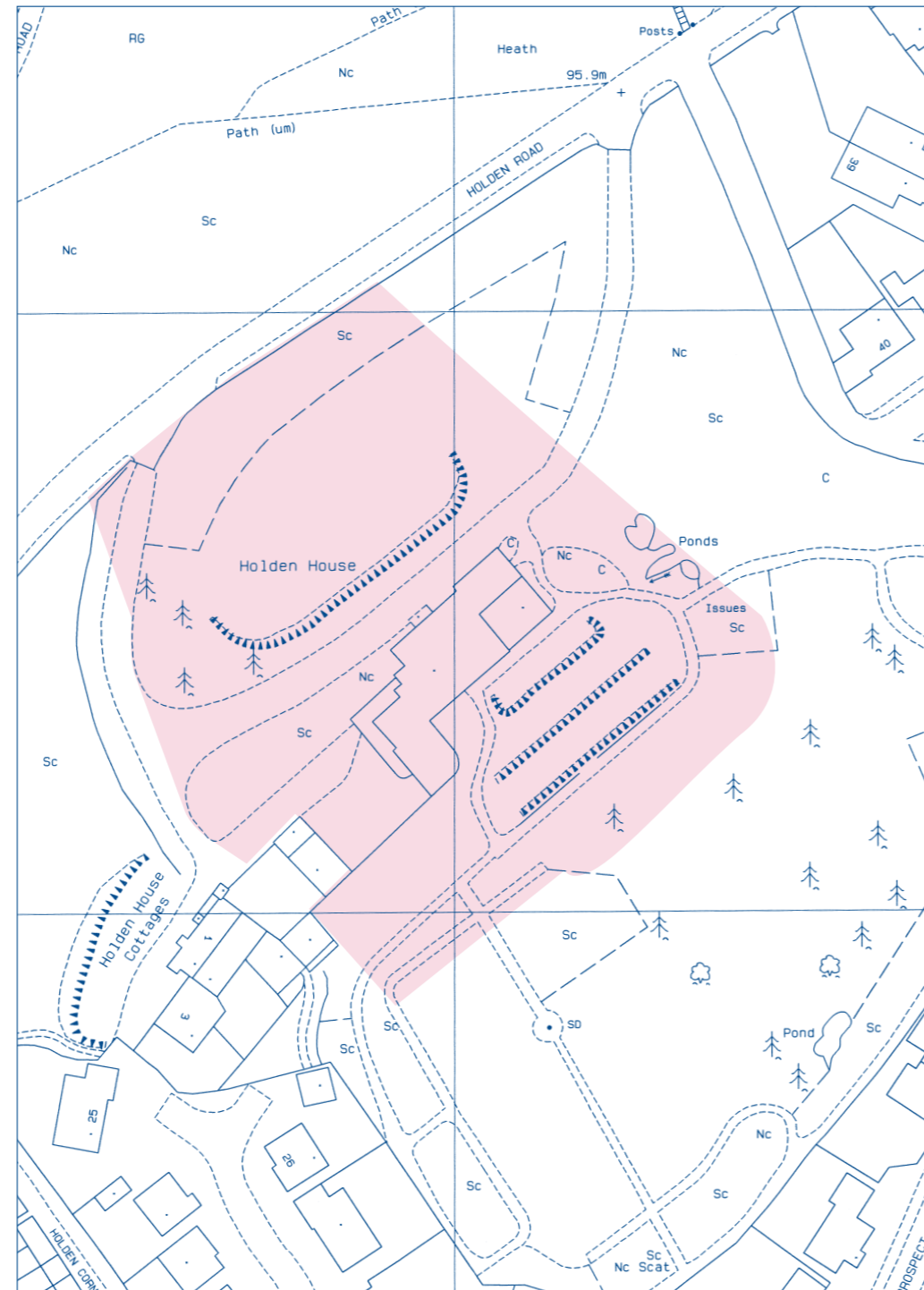
The extensive cellars include boiler room, wine bins, storage and staff quarters.



The Demised Area of Holden House

The House and grounds extend to some 2 acres and includes all the formal gardens of the original Georgian House.

Please Note:
The information in this brochure is intended as a general guide only and nothing included herein constitutes any part of an offer or contract.



Situation

Holden House is located in a delightful unspoilt setting, adjoining the wooded part of Southborough Common. The immediate Common area has 100 acres of woodland, grass and open spaces with footpaths and bridle ways.

Southborough Village, with its attractive Church (St. Peter's) and Cricket Green, is on the outskirts of the Spa Town of Royal Tunbridge Wells. Tunbridge Wells is the cultural and shopping centre for Wealden Kent and has a Georgian centre in the famous Pantiles.

Tonbridge is about 2 miles to the North with an excellent train service to London (London Bridge, Charing Cross, Cannon Street, Waterloo, Victoria) taking about 40 minutes.

The M25 is accessed at junction 5 from the dual carriageway of the A21 which is only 1½ miles from the House.

