

# 11 Harland Way, Southborough, Tunbridge Wells







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*Bright spacious 3-bedroom house with garage and glorious gardens*

## **Accommodation Summary**

- Detached 1950s house
  - 3 double bedrooms
    - Living room
    - Home office
  - Spacious kitchen
    - Dining room
  - Separate utility room
- First floor and ground floor shower room
  - Integral garage and driveway
    - Beautiful gardens



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This fabulous house sits elevated in a sought after location, surrounded by beautiful open countryside.

It enjoys the best of both worlds as it is also a stone's throw from easy access to the M25, fast rail connections to central London and first class schools.

A part hung exterior delivers plenty of kerb appeal with a low wall fronting an area of lawn edged with pretty flower beds.

An attached garage sits neatly at the side, offering storage and parking away from the ample driveway that rises up to meet the house.

A part glazed entrance door welcomes you into the wide entrance hallway with rooms running off it at every angle, including a shower room with cloakroom facilities.

On the left is the living room which is wonderfully bright with triple aspect light and a glazed door opening into the garden. A brick enclosed fireplace creates a charming focal point and there is plenty of room for family sofas.

Next door, the second reception room is currently set up as a home office, but it could easily be used as a playroom, depending on your needs.

Beyond is the fantastic kitchen/dining room which delivers wonderful family living and entertaining space. The kitchen area at the front is beautifully finished and fully equipped, as you would expect from a house of this quality. Light bounces off the gleaming granite counter tops which contrast beautifully with the cabinetry that houses the integrated appliances and provides space for the Aga.

Opening to the rear, past a walk in larder cupboard, is the spacious dining area, perfect for chatting to friends and family as you prepare dinner. It is a social space with French doors leading out onto the garden terrace and double aspect windows delivering garden views as you dine.

Behind there is a separate utility room with another sink for muddy boots and paws, additional storage and space and plumbing for appliances. It also gives access into the integral garage.

Returning to the hallway the stairs take you up to the first floor landing which has an airing cupboard, and access into the loft.

There are three generous double bedrooms, all with large windows.

The principal bedroom has wonderful double aspect views and graceful proportions.

Completing the floor is the shower room, which is spacious and bright, with a shower cubicle, a vanity unit with double wash hand basins and windows bringing in lots of natural light.

Outside to the rear the garden is a green oasis with an expanse of lawn and stocked flower beds dotted around with a variety of mature planting adding interest and colour. A large, paved terrace at the rear of the house is perfect for summer entertaining. It is fully enclosed with fencing and high hedging providing privacy and a safe sanctuary for pets and children. There is a summer house, which could easily be converted into a home office, a wooden shed, and a greenhouse.

With a family lifestyle that you could move straight in and enjoy, a popular village location and all your first-class schooling and transport needs on your doorstep, this is the perfect home. A must see!







**Part glazed entrance door which opens into:**

**Entrance Hall:** under stair storage cupboard, hanging space for coats, radiator and doors opening into:

**Shower Room:** front and side aspect opaque double glazed windows, low level WC, vanity unit with wash hand basin with mixer tap and cupboard under, wall mirror unit with shelves and lighting, shower enclosure with wall mounted shower attachment, heated towel rail, part tiled walls and wooden effect flooring.

**Living Room:** 17'0 x 13'5 front, side and rear aspect double glazed windows, rear aspect glazed door opening into the garden, brick fireplace and surround with tiled hearth, wooden flooring, and radiator.

**Home Office:** 10'9 x 10'8 rear aspect double glazed window, wooden flooring, and radiator.

**Kitchen:** 17'0 x 12'10 front aspect double glazed window, space and plumbing for dishwasher, space for fridge/freezer, sink and mixer tap, integrated Miele microwave, AEG 2 ring induction hob, 2 oven Aga, eye and base level cupboards, granite worktops and splashback, larder cupboard, wooden effect flooring with underfloor heating and opening into:

**Dining Room:** 19'0 x 9'5 side and rear aspect double glazed windows, side aspect French doors opening into the garden, wooden effect flooring with underfloor heating, and door opening into:

**Utility Room:** rear aspect double glazed window, sink and mixer tap, eye and base level cupboards, Corian worktop, space and plumbing for appliances, heated towel rail, wooden effect flooring, part tiled walls and door opening into:

**Garage:** 17'11 x 8'4 front aspect up and over door, wall hung boiler, lighting, and electricity.

**Stairs up to first floor landing with front aspect double glazed windows, ceiling access hatch into insulated and part boarded loft, airing cupboard housing the water tank with shelving for linen, radiator and doors opening into:**

**Principal Bedroom/Bedroom 1:** 17 x 12'10 front and rear aspect double glazed windows, and radiators.

**Bedroom 2:** 17'0 x 13'5 front, side and rear aspect double glazed windows, and radiators.

**Bedroom 3:** 10'9 x 10'8 rear aspect double glazed window, fitted cupboard with hanging rail and shelf and radiator.

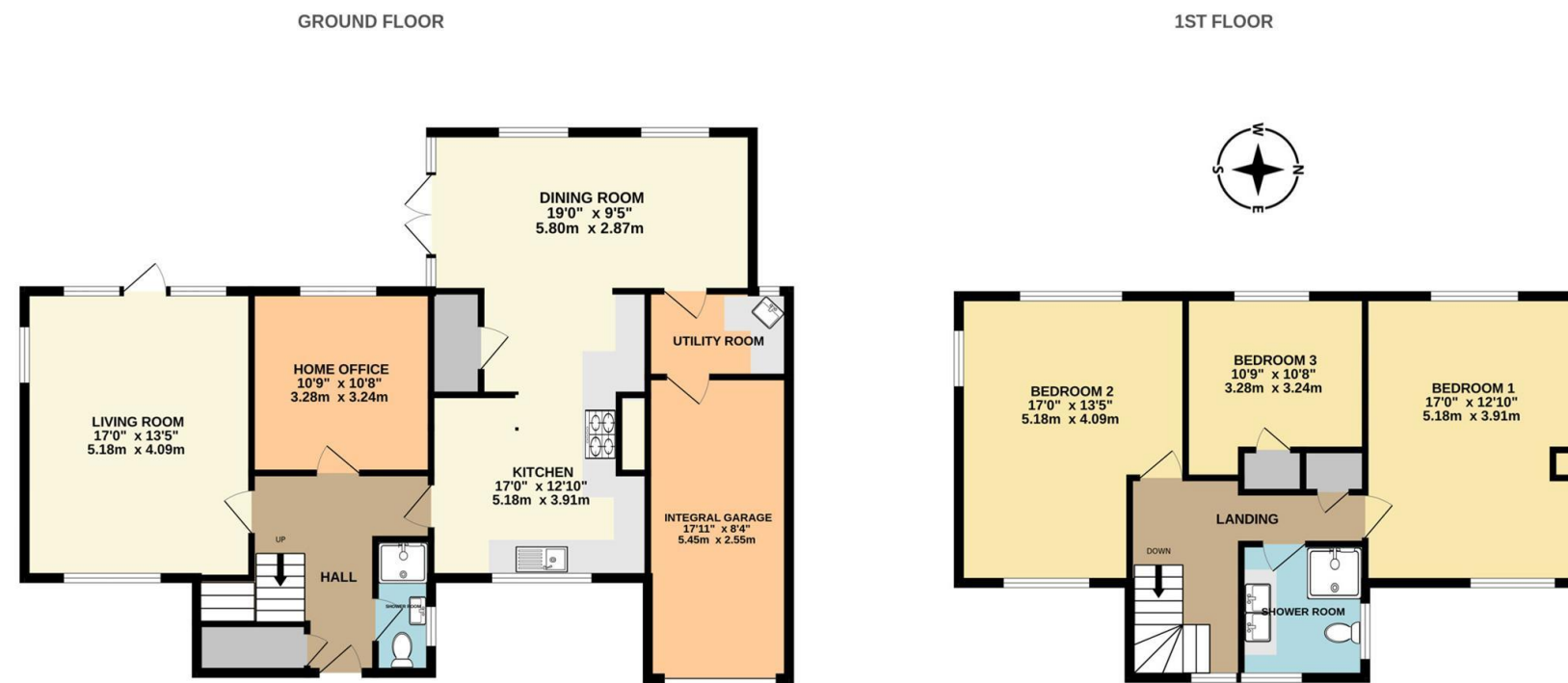
**Shower Room:** front and side aspect opaque double glazed windows, low level WC, shower cubicle with wall mounted shower attachment, vanity unit with double wash hand basins with wall mounted mixer taps over and cupboards and drawers under, heated towel rail, part tiled walls and tiled flooring.

**Outside:** There is a block brick driveway, that fronts the attached garage, with parking for several cars. Hedging with some fencing sit at both side perimeters. A low wall with stocked flower beds behind front the area of lawn that sets the house back from the street. There is some climbing wisteria and a wooden gate at the side of the house that gives rear garden access. The beautiful rear garden is fully enclosed with a mix of high hedging, mature planting and fencing at all perimeters. It is mainly laid to lawn with trees and stocked flower beds with a variety of plants and flowers. There is a paved terrace at the rear of the house, perfect for alfresco dining and a paved pathway that leads to the back of the garden where there is a summer house, a greenhouse, and a wooden shed for storage.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band G (£3,280.00) / EPC: D (61)





APPROX TOTAL AREA EXCLUDING GARAGE 1,631.5 SQ.FT / 151.6 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





**Area Information:** Southborough/Bidborough border, Tunbridge Wells, Kent

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. It sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated near to the property, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you are a runner or casual walker, the woodland area of the Southborough Common, which is behind the property, is a very beautiful space. It is nestled behind St. Peters Church, and it is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Birch Wood, a short walk from the property, is in the valley between Southborough and Bidborough. With its lovely lake, duck house, and array of pathways and bridges meandering through 17 acres, this wood is a haven for wildlife and a perfect place for local residents to enjoy the countryside. Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The area benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. High Brooms mainline station in Southborough is also about a mile away, with fast and frequent train services to London Charing Cross. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, which drops and collects a short walk from the property, straight to Canary Wharf, the City, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded Bidborough, and Southborough primary schools and the sought-after girls' and boys' secondary grammar schools are also nearby. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoiled for choice. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the property. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough enjoys many local independent shops with an award winning hairdressers, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



