

17a Hardinge Avenue, Southborough, Tunbridge Wells









# 17a Hardinge Avenue, Southborough, Tunbridge Wells TN4 0TU

*Stylish spacious 4-bedroom house with double garage in sought after village location*

## **Accommodation Summary**

- Detached house built in 2010
  - 4 bedrooms, 2 en-suite
    - Living room
    - Family room
- Kitchen/breakfast room and separate utility room
  - Dining room
- Bathroom, two en-suite shower rooms and ground floor toilet
  - Double garage and driveway
- Garden with access into woodland
  - Sought after village location



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This fantastic house, surrounded by leafy woodland and open countryside, is at the end of a quiet cul de sac, in an idyllic semi-rural setting.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, including Bidborough's highly regarded primary school, it is the perfect home for families with professional needs.

However, you also benefit from all the tranquil village offerings of the picturesque cricket green, beautiful woodland, and popular gastro pub.

The house itself offers contemporary living with a layout and flow that are ideal for family life.

A block brick driveway with parking for several cars leads you up to the house, with an integrated double garage sat neatly to the side.

The canopied entrance door opens into a light and spacious hallway, with a useful guest cloakroom and under stair storage cupboard.

First on the left is the family room with its square bay window flooding the space with light. It is a very versatile space, and it could easily double as a home office, a playroom or an informal tv room for older children.

Behind is the spacious living room. It is an elegant room with neutral décor, wooden flooring, double aspect windows and French doors opening into the garden. A wall hung gas fire adds character and warmth in the colder months and there is plenty of space for family living and entertaining.

To the side is the dining room with dual aspect green garden views as you dine and French doors that open onto the paved patio.

Opening to the rear, also accessed from the hallway, is the fabulous kitchen/breakfast room. Streamlined Shaker style cabinetry is topped with gleaming black granite and houses integrated appliances, including AEG double ovens, microwave and five ring gas hob, Bosch dishwasher and a full height fridge. A large island with space for four bar stools lets friends and family sit and chat to you as you cook.

A separate utility room to the rear with space and plumbing for appliances, an additional sink, a full height freezer, cupboard space and room for coats and muddy boots keeps the kitchen clutter free. It also gives access to the double integral garage.

Climbing the stairs to the first floor, its landing flooded with light from dual aspect windows, there are four bedrooms, all beautifully presented, spacious and bright.

The principal bedroom with a modern en-suite and walk in wardrobe, has a set of glazed doors that open onto a sit on balcony giving spectacular views.

The second bedroom also benefits from an en-suite shower room and fitted wardrobes.

The immaculate family bathroom with a panel enclosed bath and separate shower cubicle completes the first floor.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with close boarded fencing and mature planting at all perimeters. A paved patio at the back of the house is perfect for summer dining and entertaining and a gate at the rear of the garden gives access into the wood behind, making it a child's dream.

This home really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!







**Covered entrance door which opens into:**

**Entrance Hallway:** front aspect double glazed windows, wooden effect flooring, under stair storage cupboard, and door opening into:

**Cloakroom:** low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under, wooden effect flooring and radiator.

**Family Room:** 14`1 x 12`9 front aspect double glazed square bay window, side aspect double glazed window, wooden effect flooring and radiator.

**Living Room:** 25`11 x 17`1 side and rear aspect double glazed windows, rear aspect French doors opening into the garden, wall hung gas fire, wooden effect flooring, radiators and door opening into:

**Dining Room:** 16`6 x 6`8 side and rear aspect double glazed windows, rear aspect French doors opening onto the garden patio, wooden effect flooring, radiator and opening into:

**Kitchen/Breakfast Room:** 18`2 x 12`6 side aspect double glazed window, Shaker style eye and base level cupboards, granite counter tops, integrated double AEG ovens, stainless steel extractor, AEG 5 ring gas hob, 1 ½ inset stainless steel sink with mixer tap, hot water tap with filter, integrated full height fridge, integrated Bosch dishwasher, island with electrical sockets, integrated AEG microwave, cupboards, granite counter top, seating for 4 bar stools, wooden effect flooring, radiators and door opening into:

**Utility Room:** 10`6 x 6`6 side aspect double glazed window, space and plumbing for appliances, stainless steel sink with drainer and mixer tap, counter top, base level cupboard, integrated full height freezer, larder cupboard, utility cupboard, ceiling loft access hatch, tiled flooring and door opening into:

**Integral Double Garage:** 19`7 x 19`4 front aspect double glazed window, side aspect up and over doors, side aspect pedestrian door, fuse box, lighting, and electricity.

**Stairs rising to first floor landing with front and rear aspect double glazed windows, airing cupboard with water pressure unit, ceiling loft access hatch, radiators and doors opening into:**

**Principal Bedroom:** 14`4 x 14`1 rear aspect double glazed windows, rear aspect French doors opening onto sit on balcony with decked flooring and glazed balustrades, walk in wardrobe with hanging rails and shelves, radiator and door opening into:

**En-suite:** rear aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard and shelf under, low level WC, heated towel rail, tiled walls, and flooring.

**Bedroom 2:** 14`1 x 12`9 front aspect double glazed square bay window, fitted wardrobes with hanging rail and shelves, radiator and door opening into:

**En-suite:** shower cubicle with rainwater shower head, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tiled walls, and flooring.

**Bedroom 3:** 12`6 x 9`4 rear aspect double glazed window and radiator.

**Bedroom 4:** 12`6 x 8`10 front aspect double glazed window and radiator.

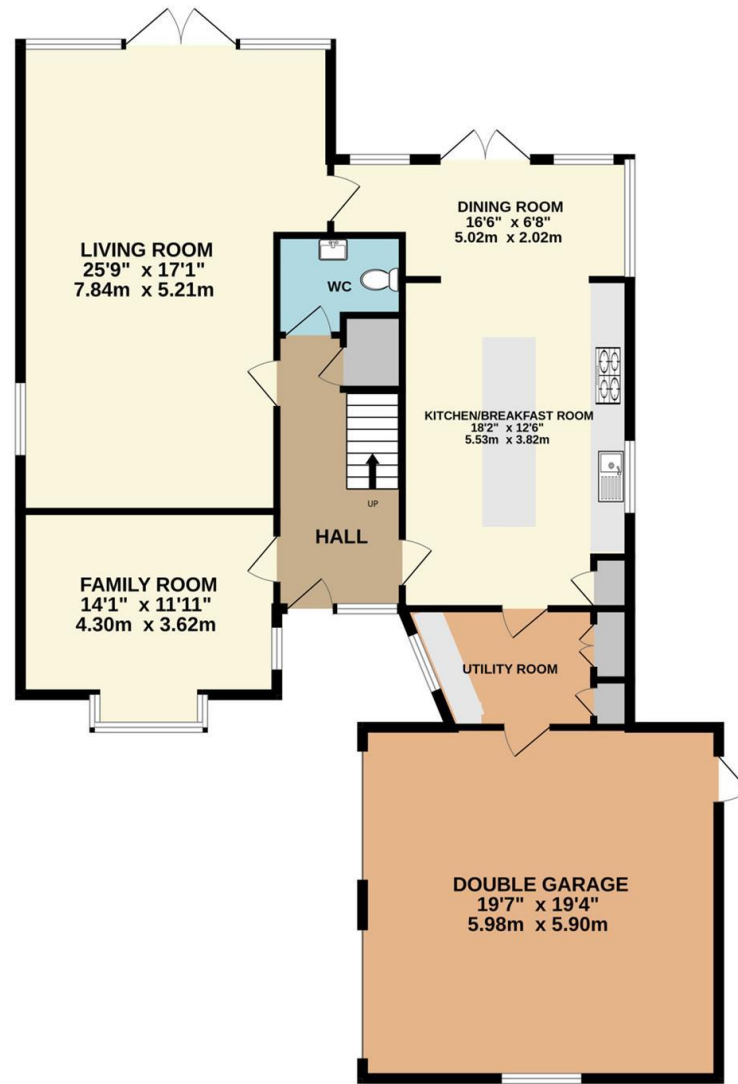
**Bathroom:** panel enclosed bath with hand held shower attachment and mixer tap, shower cubicle with rainwater shower head, vanity unit with wash hand basin and mixer tap over and cupboard and shelf under, low level WC, heated towel rail, tiled walls, and flooring.

**Outside:** To the front is a shared access block brick driveway with private block brick driveway parking for several cars, an area of lawn to the front of the integral double garage, planted lavender, a paved pathway to the rear of the garage with a wooden gate giving rear garden access, and a paved entrance to the house. To the rear is a paved patio at the rear of the house, wooden steps up with wooden sleeper enclosed stocked flower beds, an area of lawn, mature shrubs and plants, wooden perimeter fencing and a wooden gate at the rear giving access into Birch Wood.

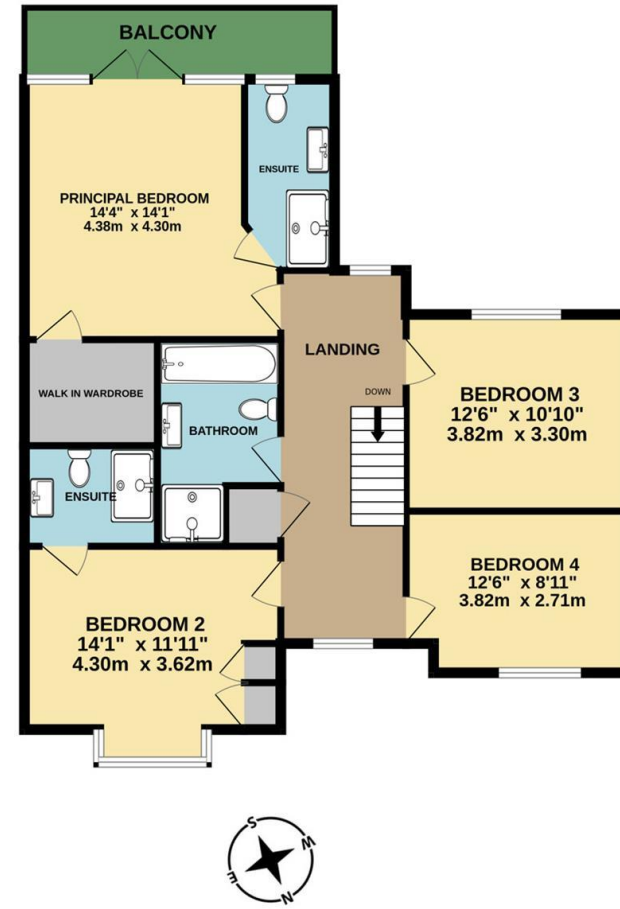




GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA EXCLUDING GARAGE 2,024 SQ.FT / 188 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	83
(55-68) <b>D</b>			
(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	





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,558.70)

EPC: C (77)

**Area Information:** Southborough/Bidborough border, Tunbridge Wells, Kent. Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough 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 towards the Tonbridge end of the town, 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're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters Church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Birch Wood, accessed from the property's garden, 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 spoilt for choice. 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.





