

# 17 Harland Way, Southborough, Tunbridge Wells





# 17 Harland Way, Southborough, Tunbridge Wells TN4 0TQ

*Unique 5-bedroom house with double garages, idyllic gardens and countryside views*

## **Accommodation Summary**

- Detached house (built 1958)
  - 5 bedrooms, 1 en-suite
    - Living/dining room
    - Kitchen/breakfast room
  - Spacious entrance hallway/home office
- Bathroom, shower room, en-suite shower room
- Integral double garages and separate utility room
  - Driveway with parking for several cars
    - Beautiful west facing garden
    - Sought after village location



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Elevated in a commanding position, with stunning countryside views to the front, this Spanish influenced home with its arched loggia and pretty ironwork balcony delivers plenty of kerb appeal.

It is set back from the road by a smart block brick driveway providing plenty of off-street parking, flanked by lush green planting, with double garages sat neatly to the side.

Stepping inside, a generous entrance hallway with oak wooden flooring showcases the spacious and flexible layout that the home offers over its three floors.

Through the garage to the right is a useful utility room with space and plumbing for appliances and a sink, perfect for muddy boots and paws.

As the two garages are both spacious and properly divided, they offer a great opportunity to develop one or both into habitable space, such as a gym or home office.

Returning to the hallway, there is a generous double bedroom at the rear with an en-suite shower room and access into a large cellar, currently used to store wine.

Climbing the stairs to the first floor there are two double bedrooms, both with fitted wardrobes, with the principal bedroom enjoying wonderful unobstructed countryside views.

There is a large bathroom with a walk-in shower enclosure and a freestanding roll top bath and an additional modern shower room next door.

Opposite, the bright living room enjoys double aspect light with glazed sliding doors at the rear opening into the garden. There is a stone enclosed fireplace to add warmth and character in the colder months and its open plan aspect to the dining room makes it a fantastic space for both family living and entertaining.

The dining room has plenty of room for a large table and chairs and the sliding doors to the front open onto the sit on balcony to enjoy the countryside views.

The kitchen/breakfast room, conveniently placed next door to the dining room, is brightened by the part glazed door and window that offer garden access and green views. There are plenty of cupboards, worktop space, space for a range oven and an integrated fridge/freezer. A peninsula breakfast bar with space for up to four bar stools is perfect for informal dining or your morning coffee.

Outside the west facing garden is a green oasis with an expanse of manicured lawn edged by pretty stocked flower beds, high hedging and a variety of trees.

Decked and paved terraces sit at the rear of the house, perfect for summer dining, and a charming wooden bridge passes over the two ponds. At the rear there is a paved seating area covered by a beautiful metal pergola, an area for composting and a wooden shed. There is also a greenhouse, and the garden is fully enclosed, making it a safe sanctuary for pets and children.

Perfectly positioned, this fantastic home enjoys open countryside on its doorstep but is also a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, making it the perfect home for families with professional needs. A must see!





**Entrance Hall:** front aspect double glazed windows, open under stair storage space, oak wooden flooring, radiator.

**Bedroom 5:** side aspect double glazed window, fitted mirrored door wardrobes with double hanging rails and shelves, tiled flooring, radiator.

**En-suite:** pedestal wash hand basin with mixer tap, low level WC, shower cubicle with wall mounted shower attachment, heated towel rail, part tiled walls, tiled flooring.

**Wine Cellar:** side aspect door, storage space.

**Integral Garage 1:** front aspect part glazed double doors, lighting, electricity.

**Integral Garage 2:** front aspect part glazed double doors, wall hung Worcester boiler, fitted cupboard housing the fuse box, lighting, electricity.

**Utility Room:** side aspect double glazed window, fitted cupboard housing the water cylinder with radiator and shelving, stainless steel sink with drainer and mixer tap, eye and base level cupboards with countertop, space and plumbing for appliances, mirrored splashback, tiled flooring.

**First Floor:**

**Bedroom 1:** front aspect double glazed windows, part secondary glazing, fitted wardrobes, part mirrored, with double hanging rails, drawers and shelves, radiator.

**Bedroom 2:** side aspect corner double glazed window with tiled ledge, fitted open shelving, fitted wardrobe with double hanging rails, fitted wardrobe with hanging rail, radiator.



**Bathroom:** side aspect opaque double glazed window, walk-in wet room shower enclosure with rainwater shower head, freestanding roll top bath with floor mounted mixer tap and hand held shower attachment, vanity unit with wash hand basin and mixer tap over and drawers and cupboards under, low level WC, heated towel rail, tiled walls, tiled flooring with underfloor heating.

**Shower Room:** rear aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and drawers and cupboards under, concealed cistern WC, heated towel rail, tiled walls, tiled floor with underfloor heating.

**Living Room:** rear aspect glazed sliding doors, front aspect double glazed window, fireplace with stone surround, mantelpiece and hearth and gas fire, radiator, oak wooden flooring.

**Dining Room:** front aspect glazed sliding doors opening onto the enclosed sit on balcony, oak wooden flooring, radiator.

**Kitchen/Breakfast Room:** rear aspect double glazed window, side aspect part glazed door, eye and base level units, part glazed, wooden worktops, peninsulas breakfast bar with overhang for up to 4 bar stools, integrated fridge/freezer, space and plumbing for dishwasher, space for range oven, 1 ½ stainless steel sink with drainers and mixer tap and water softener tap, tiled splashback, tiled flooring.

**Floor 2:**

**Bedroom 3:** rear aspect double glazed window, ceiling loft access hatch, deep eaves storage cupboard, oak wooden flooring, radiator.





APPROX TOTAL AREA EXCLUDING GARAGES & WINE CELLAR 212 SQ.M / 2,280 SQ.FT

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)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Bedroom 4:** rear and front aspect double glazed windows, fitted wardrobe with hanging rail, cupboard above and door into deep eaves storage cupboard, radiator.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band F (£3,430.30) / EPC: D (65)

**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're a runner or casual walker, the woodland area of the Southborough Common, which is near 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, within walking distance of 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 spoilt 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.



