



High Weald, 9a Harland Way, Tunbridge Wells, TN4 0TQ

Guide Price £1,400,000 - £1,500,000

Jack Charles  
Estate Agents

Sales & Lettings



High Weald  
9a Harland Way  
Tunbridge Wells  
TN4 0TQ

- Detached Family Home
- Five Double Bedrooms
- 4 Bathrooms Inc 3 Ensuite
- 2 Cloakroom/WCs
- 30ft Living / Dining Room
- 20ft Kitchen / Breakfast Room
- Study
- Landscaped Gardens
- Double Garage & Parking
- Popular Location

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

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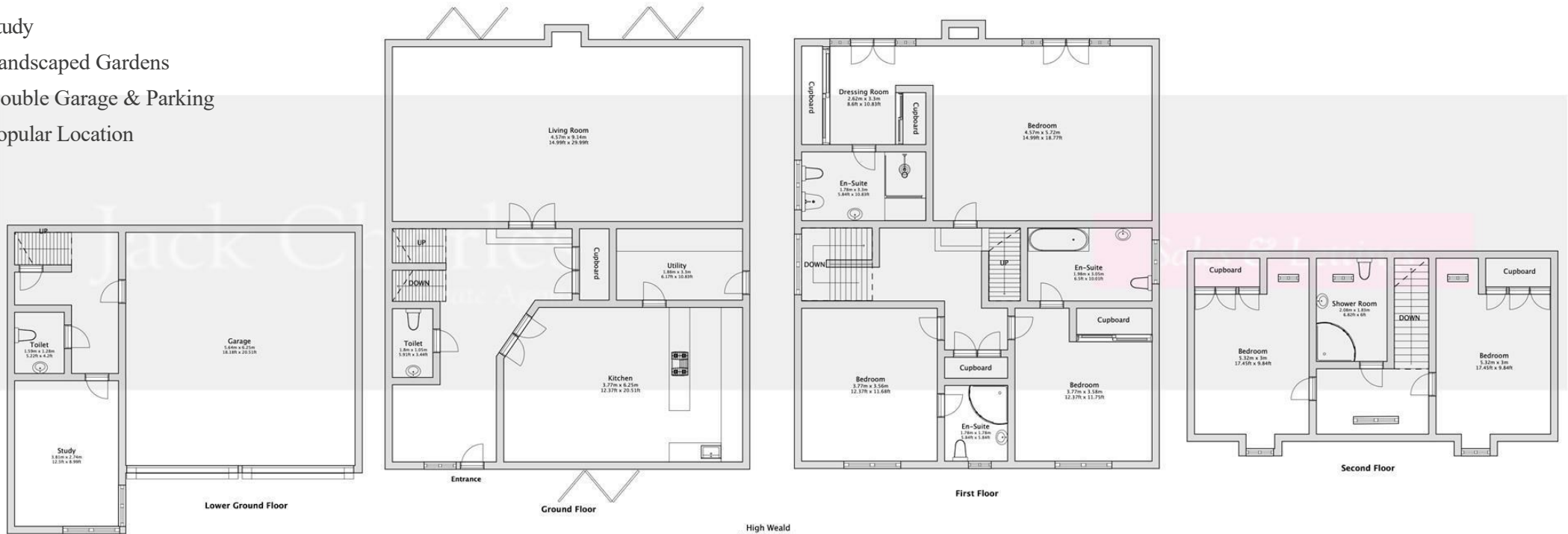
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6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



High Weald  
9a Harland Way  
Approximate total internal area:  
249.65m<sup>2</sup> ( 2676.45sqft)  
Inc Garage:  
283.90m<sup>2</sup> ( 3055.87sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer for sale this very unique detached family home set in a highly desirable residential road on the Bidborough / Southborough borders which is very accessible to some of the very best grammar and private schools in the area as well as the nearby mainline stations offering a fast and frequent rail services to London.

The property offers great flexibility and is arranged over four floors with a high level of specification that includes underfloor heating and photo voltaic roof panels. The accommodation itself comprises an attractive hallway with stairs leading to all floors, cloakroom/WC. There are double doors to the kitchen and to a 30ft reception room currently used as a living & dining room with two sets of bi-fold doors to the rear garden. There is also a 20ft kitchen / breakfast room with a utility room just off and doors to a lovely balcony / terrace to the front.

To the lower ground floor the hallway leads to a home office and another cloakroom / WC, there is also a connecting door to a double garage which has been designed for ease of conversion should anyone wish to create a self contained annexe.

To the first and second floors there are five very good sized double bedrooms and 4 bathrooms.

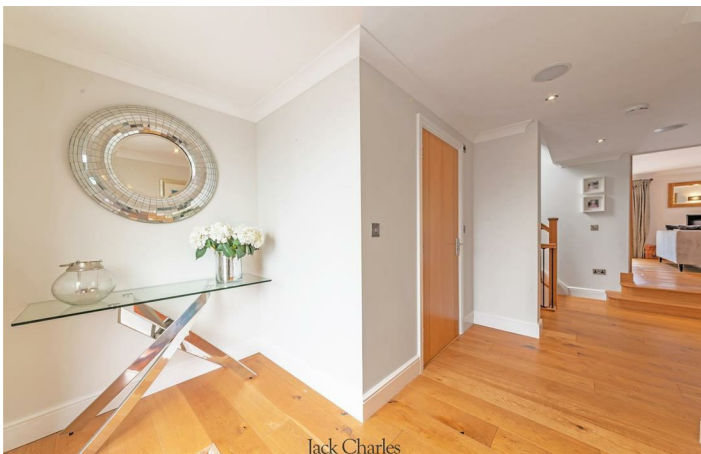
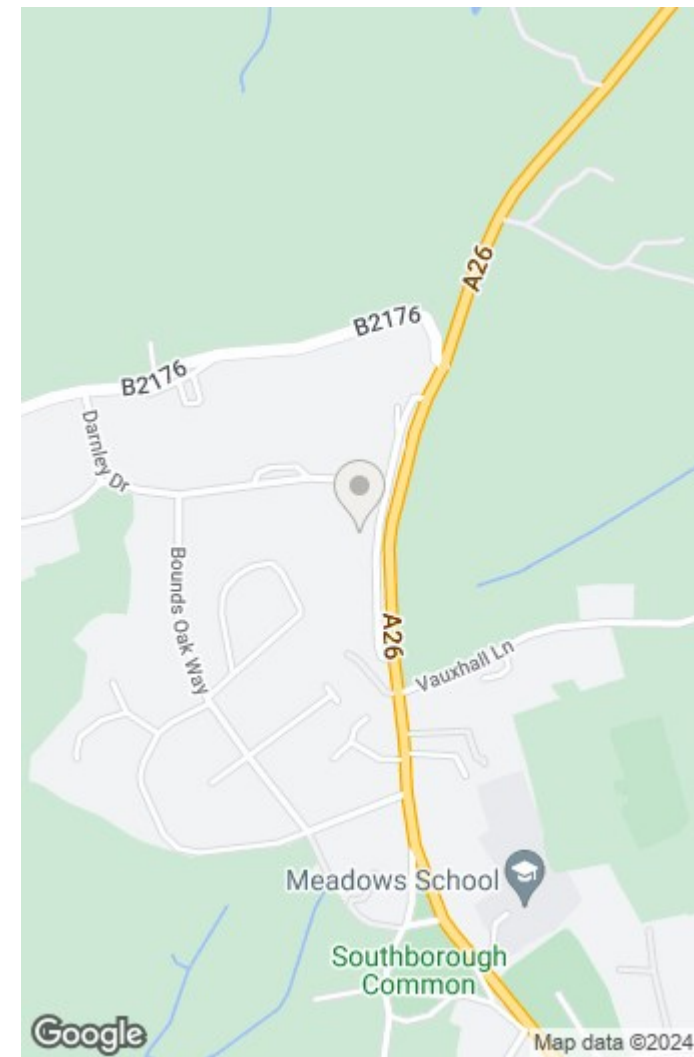
All three bedrooms on the first floor have ensembles and the master bedroom also has a Juliette balcony over looking the garden and a walk through dressing room.

To the second floor the two bedrooms are serviced by a shower room.

Outside the property benefits from a spacious double garage with remote doors, driveway providing parking for a further four cars as well as a beautiful landscaped garden to the rear with a lovely paved terrace and central steps leading up to the lawn.

## Southborough Location

The property is situated in a very desirable residential road on the borders of the popular villages of Bidborough and Southborough which are a couple of miles from Royal Tunbridge Wells and a mile from Tonbridge. The property offers fantastic nearby walks and recreational facilities. For those commuting to London there's a direct line to Charing Cross and both Tonbridge station and Tunbridge Wells station offer fast and frequent services to London Bridge, Waterloo East and Cannon Street in under one hour. If you are travelling by car, the A21 can be accessed from Tunbridge Wells or Tonbridge, linking to the M25 and the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus. Southborough offers a number of local shops and cafes with nearby Tunbridge Wells providing a modern shopping centre as well as independent clothes and furniture shops in the High Street and the Pantiles and if you require excellent schools there are numerous private and state schools to choose from within a 5 mile radius of Southborough.



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