

High Weald, 9a Harland Way, Southborough, Tunbridge Wells





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Spacious bright 5-bedroom house with integrated double garages and off street driveway

Accommodation Summary

- Detached house (Built 2014)
- 5 double bedrooms, 3 en-suite
 - Living/dining room (30 ft)
- Kitchen/breakfast room (20 ft)
 - Separate utility room
 - Home office
- 3 en-suites, 2nd floor shower room, upper ground floor cloakroom, lower ground floor cloakroom
 - Integrated double garages and driveway with parking for up to 4 cars
 - West facing garden
- Sought after village location



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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.

Sitting elevated and set back from the road by a driveway with off-street parking for multiple cars, this home's contemporary exterior delivers plenty of kerb appeal.

The integral double garages that front the driveway offer spacious storage and are perfect for a multi car family. They also offer a great opportunity to fully or partially develop the area into habitable space, such as a home gym or annex for visiting guests or elderly family members.

Steps lead you up to a sit on balcony with glass balustrades that stretches across the front of the house.

Once inside, the wide entrance hallway showcases the spacious and flexible layout that the home offers over its four floors. Oak wooden flooring links the rooms that run off it at all angles and it is brightened by contemporary stained glass windows. There is a useful guest cloakroom and a cloakroom cupboard, to keep the space clutter free.

First on the right is the wonderful kitchen/breakfast room with countryside views and bi-folding doors that open onto the balcony. The kitchen is well equipped with glossy white cabinetry housing the integrated appliances topped with granite worktops. A peninsula houses the gas hob and provides additional storage while separating the cooking and dining areas. It is a cook's dream with all the high-end integrated appliances that you would expect from a house of this quality including Bosch double ovens, microwave and dishwasher. The open plan aspect of the room makes it a very social space, perfect for chatting to friends and family as you prepare dinner.

Next door the separate utility room has space and plumbing for appliances, an additional sink, fitted storage cupboards and room for coats and muddy boots. It also gives access to the garden.

To the rear is the substantial and spacious living/dining room with a layout ideal for family life and entertaining. Two sets of bi-folding doors frame the garden view and can lie open in the summer months. The dimensions of the living space cleverly define a dining and seating area with ample space for sofas and a large dining table. A wood burning stove sits on the back wall, adding character and warmth.

Returning to the entrance hallway, stairs take you down to the lower ground floor with access into the integral double garage. Beyond is a cloakroom and the home office which is ideally placed away from the hustle and bustle of family life.

Climbing the stairs to the first floor there are three double bedrooms, all with en-suites. The glamorous principal bedroom suite has the luxury of a large dressing room which opens into its modern shower room.

A further flight of stairs takes you up to two additional double bedrooms with fitted cupboards and treetop views. A shower room completes the floor.

Outside to the rear is a large west facing garden that is laid mainly to lawn with trees and stocked flower beds dotted around 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 greenhouse, shed for storage and street access too.

This fantastic home provides a family lifestyle that you could move straight in and enjoy, in a popular village location. A must see!





Upper Ground Floor:

Living/Dining Room: 2 sets of rear aspect bi-folding doors, wood burning stove, slate hearth, engineered oak wooden flooring with underfloor heating, integrated Sonos sound system with ceiling speakers.

Kitchen/Breakfast Room: front aspect bi-folding doors opening onto sit on balcony, front aspect double glazed window, integrated fridge/freezer, integrated Bosch dishwasher, integrated Bosch double ovens, integrated Bosch combination microwave/oven, 5 ring gas hob, stainless steel and glass extractor, 1 ¼ sink with drainer and mixer tap, integrated Sonos sound system with ceiling speakers, tiled flooring with underfloor heating. The kitchen has plenty of white glossy base level units with a peninsula, corner extending unit, pull out bins, pan drawers, granite countertops, pull out larder cupboard.

Utility Room: side aspect part opaque glazed door, space and plumbing for under counter appliances, white glossy eye and base level cupboards, tall unit cupboard, granite countertop, Belfast sink with mixer tap, tiled flooring with underfloor heating.

Lower Ground Floor:

Home Office: double glazed corner windows, engineered oak wooden flooring, integrated Sonos sound system with ceiling speakers, radiator.

Integrated Double Garages: front aspect electric up and over doors, space for additional appliances, housing for water cylinder and wall hung boiler, lighting, electricity.

First Floor:

Principal Bedroom: rear aspect French doors with Juliet glazed balcony, rear aspect full height double glazed windows, side aspect opaque double glazed window, integrated Sonos sound system with ceiling speakers, underfloor heating.

Dressing Room: rear aspect French doors with Juliet glazed balcony, rear aspect double glazed full height windows, fitted part mirrored sliding door wardrobes with hanging rails and shelves, underfloor heating.

En-suite: side aspect opaque double glazed window, shower enclosure with wall mounted Aqualisa shower attachment, vanity unit with wash hand basin and mixer tap over and drawers under, concealed cistern WC, bidet, heated towel rail, integrated Sonos sound system with ceiling speakers, part tiled walls, inset wall shelves, vanity shelf, tiled flooring with underfloor heating.

Bedroom 2: front aspect double glazed window, fitted part mirrored sliding door wardrobes with hanging rails and shelves, underfloor heating.

En-suite: side aspect opaque double glazed window, back to wall double ended bath with wall mounted tap, vanity unit with wash hand basin and mixer tap over and pull out drawer under, concealed cistern WC, vanity shelf, heated towel rail, integrated Sonos sound system with ceiling speakers, part tiled walls, tiled flooring with underfloor heating.

Bedroom 3: front aspect double glazed window, underfloor heating.

En-suite: front aspect double glazed window, shower cubicle with wall mounted Aqualisa shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, concealed cistern WC, vanity shelf, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

Second Floor:

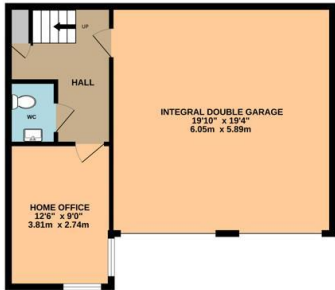
Bedroom 4: front aspect double glazed window, rear aspect Velux window, fitted cupboard with shelving, fitted cupboard with hanging rail, radiator.

Shower Room: rear aspect Velux window, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, concealed cistern WC, vanity shelf, heated towel rail, part tiled walls, tiled flooring.

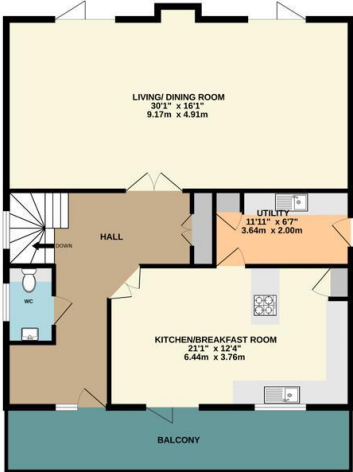
Bedroom 5: front aspect double glazed window, rear aspect Velux window, fitted cupboard with shelving, fitted cupboard with hanging rail, radiator.



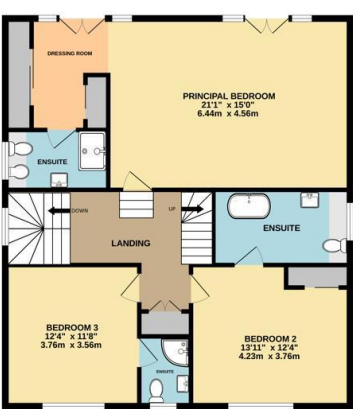
LOWER GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 252.10 SQ.M / 2,715.50 SQ.FT

TOTAL FLOOR AREA : 3086 sq.ft. (286.7 sq.m.) approx.

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	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 (£3,958.10) / EPC: B (86)

Underfloor heating to upper ground and first floors / Sonos sound system with ceiling speakers on upper ground and first floors / CAT 5 data capability / Photo Voltaic Roof Panels

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.



