

11b Hardinge Avenue, Southborough





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Unique Contemporary 4-Bedroom Family Home

Accommodation Summary

- Detached house - no onward chain
 - 4 double bedrooms
 - 2 bathrooms
- Living/dining room, with leafy woodland views
 - Kitchen
 - Separate utility room
 - Conservatory
 - Home office
- Garage and off-road parking for several cars
 - Garden with upper and lower decking



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Set on a quiet cul-de-sac, with woodland as its backdrop, the smart appearance of this home as you approach is quite modest. Once inside, however, its size and quality are immediately apparent, and its rear leafy views are fabulous.

A neat block brick driveway with parking for several cars fronts a covered tiled porch area with access into a garage, providing plenty of storage space.

The part opaque glazed entrance door to the side opens into a wide hallway, its warm wooden effect flooring contrasting beautifully with its neutral walls and seamlessly linking it with the rest of the floor.

To the right, past a useful utility room with cloakroom facilities, you reach the kitchen, which is beautifully finished and fully equipped, as you would expect of a house of this quality. Light bounces off the glossy white cabinetry that stretches around the room housing integrated AEG appliances such as a full height fridge, freezer, dishwasher and double oven with 4 ring gas hob and extractor.

There is plenty of countertop space which offers a breakfast bar overhang for up to four stools.

To the side of the kitchen is a sunny conservatory with wrap around windows and a door which opens onto a raised paved terrace, perfect for your morning coffee.

Beyond the kitchen, the fabulous open plan living, dining room is an impressive size with rear aspect leafy views and a wall of sliding glazed doors extending the living space onto the sun terrace. The dimensions of the living space cleverly define a dining and seating area with ample space for a deep sofa and a large dining table and chairs.

Accessed off the sun terrace is a home office with French windows that affords both privacy and views in equal measure.

Climbing the stairs to the first floor there are two generously sized bedrooms, both with fitted wardrobes, storage space and desks. The immaculate family bathroom with a separate shower cubicle and tiled panel enclosed bath completes the floor.

Returning to the entrance hall, stairs lead down to the lower ground floor which continues the house's contemporary, light filled interior.

The master bedroom suite at the far end of the hall offers an open walled dressing area and a large rear aspect window allowing you to lie lazily in bed delighting in the spectacular tree top views.

Next door is a modern shower room and opposite, a fourth generous double bedroom. Another fantastic sun deck to the rear offers more versatile family space.

With two sun decks, one with glass balustrades offering unimpeded garden views, that stretch the length of the house on both lower floors, you have plenty of alfresco dining space and room to lie lazily in the sun. The garden is lush and green sloping down towards the woodland behind. Mature trees, hedging, plants and shrubs afford great privacy enabling you to enjoy the pleasures of the countryside tranquillity the home enjoys.

This is a house that has been renovated and modernised by the current owners to provide a luxury family lifestyle that you can move straight in and enjoy.

Its location also presents a perfect dynamic of excellent schools, superb transport links and a stunning leafy back drop. A must see!



Covered part opaque glazed entrance door, which opens to:

Entrance Hall: front aspect double glazed window, wooden effect flooring, under stairs storage cupboard and doors opening to:

Utility/Cloakroom: front aspect double glazed window, wall hung wash hand basin with mixer tap, concealed cistern WC, wooden effect flooring, heated towel rail, tall housing storage cupboard, cupboards concealing space and plumbing for appliances with counter top.

Kitchen/Living/Dining Room: 27`2 x 25`10 front and rear aspect double glazed windows, rear aspect sliding glazed double doors opening onto the sun deck, side aspect part glazed door opening into the conservatory, wooden effect flooring, column radiators. The kitchen has a range of soft close white cupboards with countertops and breakfast bar overhang, pan drawers, integrated AEG full height fridge, integrated freezer, integrated AEG double oven, 4 ring gas hob with extractor above, integrated AEG dishwasher, 1 ½ inset sink with mixer tap, extending pull out corner unit and a pull-out bin. There is plenty of room for a table and chairs and family sofas and there is a fitted TV console unit at the far end of the living space.

Conservatory: wrap around double glazed windows, front aspect part glazed door, wooden effect flooring.

Opening off the upper sun deck:

Home Office: 8`3 x 12`6 rear aspect French doors and radiator.

Stairs up to first floor landing with radiator, eaves storage cupboard and storage cupboard with shelving for linen and doors opening into:

Bedroom 2: 15`3 x 14`9 side aspect double glazed window, eaves storage cupboard, fitted desk, fitted wardrobe with hanging rail and shelves and radiator.

Bedroom 3: 12`3 x 14`9 side aspect double glazed window, eaves storage cupboard, fitted desk, fitted wardrobe with hanging rail, fitted cupboard with shelving, loft ceiling access hatch and radiator.

Family Bathroom: front aspect opaque double glazed windows, tiled panel enclosed bath with wall mounted mixer tap, wall hung wash hand basin with mixer tap over, corner shower cubicle with wall mounted shower attachment, concealed cistern WC, tiled flooring with underfloor heating and heated towel rail.

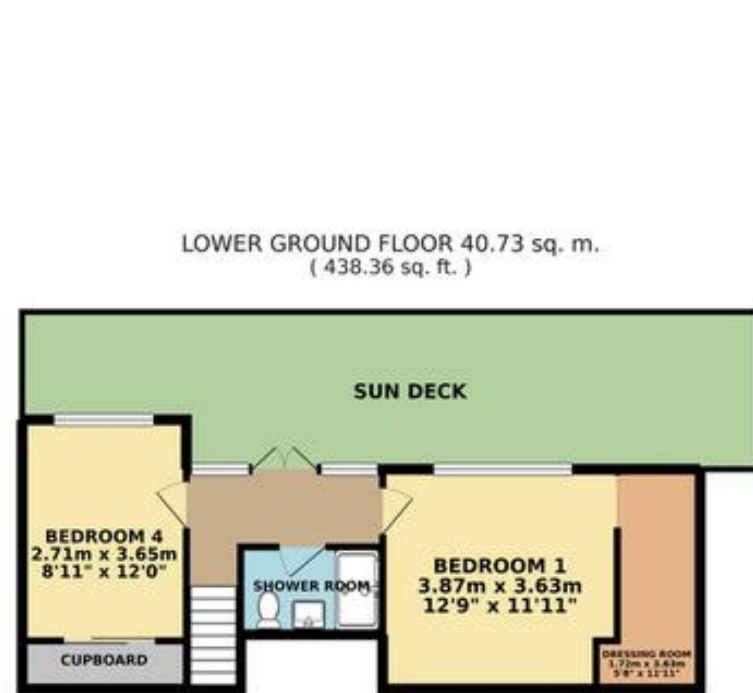
Stairs down to lower ground floor with tiled flooring and underfloor heating, column radiator, rear aspect double glazed windows, rear aspect French windows, and doors opening into:

Master Bedroom: 12`9 x 11`11 rear aspect double glazed windows, walled open dressing area and radiator.

Shower Room: double shower cubicle with rainwater shower head and handheld shower attachment, wall hung wash hand basin with mixer tap, concealed cistern WC, heated towel rail and underfloor heating.

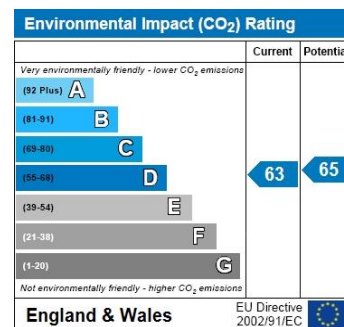
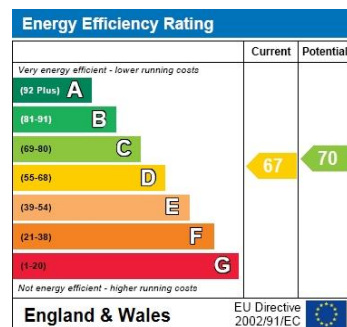
Bedroom 4: 8`11 x 12 rear aspect double glazed window, radiator, wall of sliding door wardrobes with double hanging rails and shelving.





TOTAL FLOOR AREA : 178.62 sq. m. (1922.67 sq. ft.) 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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Outside: To the front is a block brick driveway providing parking for several cars with a lawned area to the side with a stocked flower bed behind and paved pathway leading to a wooden fenced and gated paved terrace with steps down to the conservatory and access to the rear garden at the side. A covered tiled porch leads to a garage with up and over door to the front and the entrance door to the right. There is also a gated access to the left of the property with a shed and access into the rear garden which has an area of lawn sloping downwards to the mature high tress and shrubs forming the boundaries, merging it with the woodland landscape behind. The home also enjoys upper and lower wooden decking stretching the width of the house which is enclosed on the upper deck by frameless glass balustrades. It is perfect for alfresco dining in the sun.

General:
 Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band G (£3,008.00) / EPC: D (67)

Area Information: 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 11th Century 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 village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 2.5 miles from Tonbridge Station with its fast and frequent access into central London in 30 minutes. 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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought-after girls` and boys` secondary grammar schools are also nearby. With a number of 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.



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