

1 Harland Way, Southborough





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Beautiful 4-bedroom family home with open countryside on its doorstep

Accommodation Summary

- Immaculate detached family home
 - Four double bedrooms
 - Two spacious reception rooms
 - Study
- Beautifully fitted kitchen/breakfast room
 - Utility room
- Master bedroom with large modern en-suite
 - Off street parking
 - Garage
- Pretty landscaped gardens



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Perched on a pretty leafy street this beautiful four-bedroom family home occupies an elevated corner plot enjoying far reaching farmland views in an enviable village location.

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, it is the perfect home for families with professional needs.

A sweeping driveway framed by flourishing trees welcomes you up to the house, its generous size immediately apparent. A double garage with back garden access sits neatly at the side of the house offering much needed storage and parking away from the ample driveway.

The wide entrance hallway is flooded with light from an abundance of windows from its living rooms which run off it at every angle. The home's substantial and spacious layout is ideal for family life and with two reception rooms and a separate study there is plenty of entertaining space too.

The spacious living-dining room's honey toned parquet floor is dappled in sunlight from its triple aspect leaded windows, its deep bay window at the back framing the lush rear garden. An open fire with wooden surround and green slate hearth provides a warm and inviting dining experience on a cold winter's evening.

Next door is a useful study with French doors opening onto the garden terrace enabling you to work in a light and airy space.

Across the hallway the kitchen's expanse of bespoke wooden cabinetry, state of the art fitted appliances and generous granite topped breakfast island create a sophisticated culinary space. Integrated Neff appliances including an induction hob, a warming drawer and a coffee machine make this kitchen a cook's dream. The large window above the sink brings the outside in enabling you to wash up under the stars as the children sit at the breakfast bar doing their homework.

Off the kitchen is a separate spacious utility area with garden access and a door leading into the second reception room.

The family room is easily accessed from both the utility and the entrance hall. With its practical wooden laminate flooring and front aspect window it provides ample space for large family sofas to curl up in at the end of a long day.

The wide and bright stairs take you up to the first floor past a cavernous walk in airing cupboard to three double bedrooms, all beautifully presented, spacious and light, two of which have fitted wardrobes. The large family bathroom delivers on all levels with a bespoke vanity unit, separate cubicle with power shower, bath and heated towel rail. A dual aspect master bedroom suite with a wall of fitted wardrobes and a luxurious modern en-suite completes the first floor.

The garden is a green oasis providing a haven for goldfinches and squirrels in the wilder areas away from the house whilst the manicured lawns and pond closer to the home make it perfect for alfresco dining. It is a pretty south west facing landscaped garden with lawn on a number of levels and a charming pond. A magical secret pathway meanders up behind the main lawn underneath a canopy of trees emerging at the top of the garden providing a perfect hideaway and adventure playground for kids to make childhood memories.

The home's garden offers privacy with treetop views and is beautifully presented making it perfect for summer entertaining whilst offering a picturesque view from the inside.

This bright, spacious, immaculate home is perfect for a growing family.

Covered porch with tiled step to part glazed entrance door, which opens to:

Large entrance hall with leaded double glazed front aspect window overlooking the driveway, step up to broad and bright reception area which has a parquet wooden floor, radiator, spy alarm control panel and doors to:

Reception 1: Sitting/Dining Room: 21'8 x 12'5` Leaded double glazed side aspect windows with views of the side garden, leaded double glazed front aspect window with views of the front garden and driveway, rear aspect leaded double glazed bay window with views of the rear garden and terrace, open fireplace with period cast iron insert with wooden oak surround and Brazilian green slate hearth, wooden parquet flooring and radiators. With its triple aspect windows the room is a wonderfully light and airy space, perfect for relaxing and entertaining in.





Study: 15'5 x 6'9' Leaded double glazed French doors leading onto the terrace and garden beyond, side aspect leaded double glazed window overlooking the pond, wooden laminate floor, radiator and door to:

Kitchen/Breakfast Room: 14'8 x 12'5' Large rear aspect leaded double glazed window overlooking the garden, fitted Neff electric double oven with microwave facility in tall housing unit, Neff 4 ring electric induction hob with large additional gas ring, glazed splash back, stainless steel extractor fan, inset black granite sink bowl with drainer and mixer tap over, housing for double fridge/freezer, fitted Neff coffee machine, integrated Neff warming drawer, integrated Neff dishwasher and tiled floor with underfloor heating. The kitchen has plenty of granite topped worktop space, a granite topped breakfast bar and a good selection of eye and base level light oak units.

Utility Room: with leaded window and part glazed side access door to garden and back of garage, stainless steel sink and drainer with mixer tap above, space and plumbing for a washing machine and tumble dryer, cupboarding housing meters and condenser boiler and providing ample storage and shelving, mini loft access and tiled floor.

Reception 2/Family Room: 11'8 x 9'11' Front aspect window overlooking the driveway and front garden, wooden laminate floor, plenty of space for large sofas to relax in and radiator.

Cloakroom: low level WC, wash basin set in vanity unit with mixer tap, heated towel rail and wooden effect floor tiles.

Stairs up to first floor landing with very large walk in storage cupboard with shelving for linen and providing housing for the water cylinder, access to loft with drop down ladder and doors to:



Bedroom 1/Master Bedroom: 14'6 x 10'5' Front and side aspect leaded double glazed windows with views of the side and front garden, a full wall width of fitted wardrobes with integral shelving and radiator.

En-suite: with double aspect opaque leaded windows, low level WC, double shower enclosure with Aqualisa shower, drench and handheld heads, wall remote control for shower, wash basin inset in Montrose wooden vanity unit, heated towel rail, part tiled walls, tiled floor and extractor fan.

Family Bathroom: Rear aspect leaded double glazed window, panel enclosed bath with wall mounted hand held shower attachment, walk in tiled shower cubicle with Trevi Moonshadow shower, drench and handheld heads, wash basin with mixer tap and low level WC inset in beech vanity units with wall cupboards, mirror and overhead lighting, heated towel rail, part tiled walls, laminate floor and extractor fan.

Bedroom 2: 13'11 x 11'3' Rear aspect leaded double glazed window overlooking the garden, wooden laminate floor and radiator.

Bedroom 3: 10'8 x 10' Front and side aspect leaded double glazed windows overlooking the street below and driveway, wooden laminate floor, fitted wardrobe with shelving and radiator.

Bedroom 4: 12' x 8'1' Front aspect leaded double glazed window overlooking the street below and driveway, wooden laminate floor, fitted wardrobe and radiator.

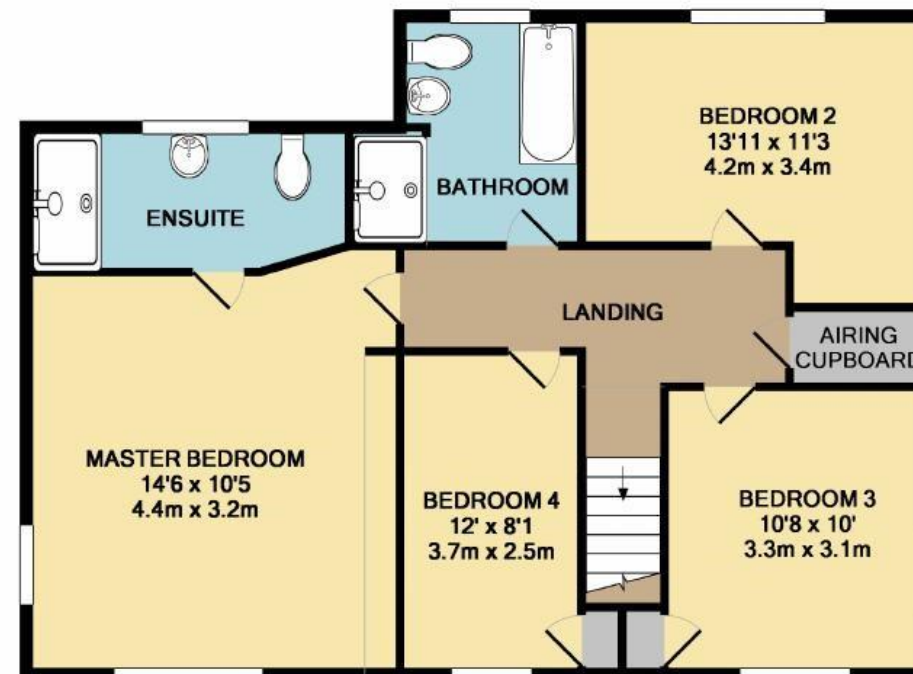
Outside: The house is approached via a block paved driveway with parking for several cars. A mature tree, hedging and shrubs screen the house from the street making it very private with a variety of shrubs, plants and flowers dotted around the front of the house, its front lawn and driveway. A double garage with up and over electric doors, lighting and electricity sits to the right of the property with back access to the rear garden. The



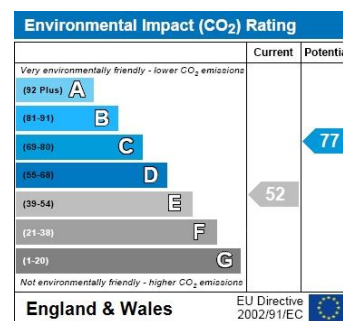
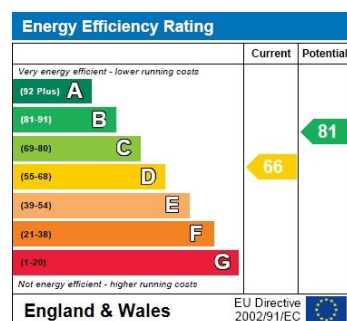


GROUND FLOOR
APPROX. FLOOR
AREA 1088 SQ.FT.
(101.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 766 SQ.FT.
(71.2 SQ.M.)





beautiful gardens are laid mainly to lawn stretching from the front of the driveway and beyond the secure side gated and fenced boundary, sweeping around and upward to the top of the garden. A variety of trees and mature perimeter shrubs and flower beds edge the lawn. A decked seating area sits at the top of the garden with a perfect view of the rear of the house whilst a secret pathway winds upwards behind the lawn. A paved pathway wraps around the rear of the house providing access to the shed, garage and utility room. To the rear of the sitting room is a paved terrace area perfect for alfresco dining next to the circular pond which attracts a variety of pond life and even the odd heron. There is also a greenhouse, a large shed, a built in brick BBQ and log stores.

General:
All windows are Everest lockable double-glazed units.

Energy efficient LED lights have been installed throughout.

A water softener is attached to every water outlet (save for the control utility sink).

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G

EPC: D (66)

Area Information: Southborough sits immediately to the north of the historic town 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. The woodland area of Southborough Common, nestled behind St. Peter's church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Harland Way is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 35 minute journeys.



