

9 Harland Way, Tunbridge Wells







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*Beautiful 5 Double Bedroom House With Idyllic Gardens And Countryside Views*

## Accommodation Summary

- Immaculate detached house in stunning location
  - 5 double bedrooms
- Beautifully fitted kitchen/breakfast/family room
  - Separate utility room
  - Drawing room
  - Dining room
- 1 family bathroom and 2 further en-suite bathrooms
  - Double garage
- Driveway with parking for several cars
- Pretty landscaped gardens (circa 0.4 acres)



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This majestic 1920s black and white gabled house is breath takingly beautiful, both inside and out.

Sat elevated in a commanding position on its tree lined road, with stunning countryside views to the front, it delivers plenty of kerb appeal.

A low wall overflowing with scented lavender fronts a neat area of lawn, with two further manicured levels of stocked flower beds and lawn rising upwards to meet the house.

Its double garage sits neatly at the side, offering much needed storage and parking away from the ample driveway.

Paved steps lead you up to the covered entrance door which opens into the hallway. There is a useful guest cloakroom at the rear and its honey toned parquet flooring extends seamlessly into the reception room to the left.

The double aspect drawing room is classically elegant, its neutral walls contrasting beautifully with its warm parquet flooring. A feature granite surround and painted mantle fireplace adds character while the glorious garden views are in abundance, front and back.

At the rear is a delightful inner hallway that creatively links both sides of the house with a central set of French doors opening onto the terrace and framing the garden view.

On the left is the dining room, which is ideal for either family celebrations or entertaining. It is situated conveniently across the hall from the kitchen too.

Along the hallway, fulfilling every family's need, is a separate utility room with garden access, space and plumbing for appliances and another sink for muddy boots and paws.

Next door the impressive kitchen/breakfast/family room that spreads the depth of the house is the jewel in the house's crown. Bespoke painted wooden units topped with gleaming granite counter tops sit in an open U shape at the garden end, with a sink cleverly placed under the window to watch the children play as you wash up. There is space for an island, a range oven and an American fridge/freezer while an integrated dishwasher, pull out larder cupboards and a dresser unit with space for storage baskets add charm to the family friendly room. With plenty of room for a sofa, a table and chairs and with a deep window seat to the front, this space really is the heart of the home.

Climbing the carpeted stairs, brightened by a beautiful mid landing stained glass window, is the first floor's four generous double bedrooms, all beautifully presented, spacious and light, with fitted wardrobes.

The double aspect principal bedroom suite benefits from a wall of fitted wardrobes and a luxurious modern en-suite, with a free-standing claw foot bath and a separate shower cubicle.

Bedroom two opens onto a long and deep sit on balcony to enjoy views of the wonderful atmospheric garden.

A creative hallway to the front is flanked by a wall of fitted cabinetry and leads through to bedrooms three and four. Bedroom four is currently set up as a home office, with bespoke bookshelves with glazed doors above and cupboards below.

Completing the floor is the large family bathroom which delivers on all levels with a bespoke wooden countertop shelf and round ceramic wash hand basin, a wet room shower enclosure with ceiling mounted rainwater shower head and a double ended roll top freestanding bath.

A further flight of stairs takes you up to the second floor with eaves storage, a modern shower room and a substantial fifth bedroom with fitted storage cupboards and double aspect windows that deliver far reaching views across the treetops and open countryside.

Outside at the rear are landscaped tiered gardens designed for all year-round enjoyment, planted with mature trees, shrubbery, flowering plants and borders to afford the ultimate privacy. With a glorious west facing direction, all rooms overlooking the garden are brightened by the warm ripening sun well into the evening.

It is a mini oasis bordered with pretty overflowing flower beds and steps that lead you up through manicured tiers of lawn to a vast Eucalyptus tree, a larger area of lawn and a wooden shed and wisteria and climbing rose clad pergola beyond.

There are numerous cosy spots for al-fresco dining, including a paved terrace next to the house.

This beautifully proportioned house has been flawlessly finished by the current owners to create a home of the highest quality offering a luxury family lifestyle that you could move straight in and enjoy.

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 also the perfect home for families with professional needs. A must see!





**Covered wooden entrance door, which opens into:**

**Entrance Hall:** opaque front aspect double glazed window, parquet wooden flooring, radiator in painted decorative cover, wall mounted alarm control panel, under stair storage cupboard with space for coats and shoes and housing the alarm box and doors opening into:

**Cloakroom:** low level WC, wall hung wash hand basin, mid height wall panelling, tiled flooring, extractor fan and radiator.

**Reception 1:** Drawing Room: 12`6 x 19 front aspect double glazed bay window, parquet wooden flooring, radiator in painted decorative cover, feature fireplace with painted mantle, granite hearth and surround and opening in chimney recess, rear aspect views of the garden and opening into:

**Inner Hallway:** rear aspect double glazed windows, rear aspect French doors opening onto the garden terrace, wooden flooring and doors opening into:

**Reception 2:** Dining Room: 13`3 x 10`10 rear aspect double glazed window, fitted wall shelving, radiator in painted decorative cover and wooden flooring.

**Utility Room:** rear aspect double glazed window, side aspect glazed door giving garden access, wooden countertop, stainless steel sink with mixer tap and drainer, space and plumbing for 2 appliances, base level cupboard, heated towel rail and tiled flooring.

**Kitchen/Breakfast/Family Room:** 12`6 x 32`10 rear aspect double glazed windows overlooking the garden, space for a range oven, inset extractor with overmantel with spice cupboards, tiled splashback, space for an American style fridge/freezer, integrated Siemens dishwasher, inset 1 ½ stainless steel sink with mixer tap, wooden flooring and radiators in painted decorative covers. The kitchen has plenty of granite topped worktop space with drainer and a good selection of eye and base level painted wooden units, part bevelled, and part glazed with lighting, under counter lighting, pull out larder cupboards, tall unit, dresser unit with shelves for storage baskets and cupboard below housing the boiler. There is space for an island, a table and chairs and a sofa and a front aspect double glazed bay window with a deep oak topped window seat.



**Stairs up to first floor landing with mid height rear aspect stained glass window, front aspect triangular bay window with window seat, radiator and doors opening into:**

**Bedroom 1/Principal Bedroom:** 12`6 x 20`1 front and side aspect double glazed windows, a full wall width of fitted wardrobes with hanging rails and shelving and central cupboard with double doors and electrical socket, cupboards above and drawers below, radiator and door opening into:

**En-suite:** side aspect opaque double glazed window, freestanding claw foot roll top bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted shower and control, low level WC, pedestal wash hand basin with mixer tap, heated towel rail and tiled flooring with underfloor heating.

**Family Bathroom:** rear aspect opaque double glazed window, double ended freestanding roll top bath with mixer tap, walk in wet room shower enclosure, with wall mounted controls and ceiling mounted rainwater shower head, concealed cistern WC, wooden countertop shelf with wash hand basin and high-rise mixer tap, heated towel rail, part tiled walls and tiled flooring with underfloor heating.

**Bedroom 2:** 12`6 x 12 rear aspect double glazed window, rear aspect glazed door opening onto sit on decked and enclosed balcony, inset wall shelves, double wardrobe with hanging rails and shelving, fitted cupboard with shelves, fitted high wall cupboard and radiators.

**Inner Landing with front aspect double glazed window, wall of bespoke fitted cupboards with hanging rails and shelving, radiator and doors opening into:**

**Bedroom 3:** 15`6 x 11`1 rear aspect double glazed window, wall of fitted wardrobes with hanging rails and shelving and radiator.

**Bedroom 4:** 12`2 x 12 front aspect double glazed window overlooking the street below and driveway, fitted part glazed bookshelves with cupboards under and radiator.

**Stairs up to second floor landing with fitted storage cupboard and doors opening into:**





GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA EXCLUDING GARAGE 269 SQ.M

TOTAL FLOOR AREA : 3132sq.ft. (291.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	72
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





**Shower Room:** rear aspect Velux window, low level WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted shower attachment and inset wall shelving, heated towel rail, eaves storage cupboards and wooden effect flooring.

**Bedroom 5:** 24'8 x 17'3 front and rear aspect double glazed windows, eaves storage cupboards, fitted cupboards and radiator.

**Outside:** There is a hard surface driveway that fronts the double garage with parking for several cars. A mature Fir tree, other trees, hedging and shrubs sit at both perimeters. Low brick enclosed and stocked flower beds and 3 tiers of lawn with central paved steps set the house back from the street. Wooden gates at both sides of the house give rear garden access with some storage space for bins behind. The beautiful gardens are landscaped with 3 tiers of lawn interspersed with stocked flower beds stretching to the top of the garden and the high hedged perimeter. A variety of trees, hedging and mature perimeter shrubs and flower beds edge the lawn with a large Eucalyptus tree on the upper lawned level. At the far rear end of the garden and to the left there is a wooden shed and a pergola with climbing roses and wisteria. To the rear of the house is a paved terrace area, perfect for alfresco dining.

**Garage:** 13'3 x 14'4 front aspect door, lighting and electricity.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band G (£3,280.00) / EPC: E (51)

**Area Information:** Southborough/Bidborough border, Tunbridge Wells, Kent  
Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough 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 towards the Tonbridge end of the town, 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 is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. 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, that drops up and collects a short walk from Harland Way, 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.





