

The Lilacs, 14 Harland Way, Tunbridge Wells





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Beautiful 5-Bedroom House With Annex in Sought After Village Location

Accommodation Summary

- Extended detached house
 - 5 bedrooms
- Beautifully fitted kitchen/breakfast/family room
 - Separate utility room
 - 2 reception rooms
- Attached 1 bedroom annex
 - 3 shower rooms
- Garage storeroom and driveway with parking for several cars
- Pretty gardens stretching to approximately 1/3rd of an acre
 - Sold chain free



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Perfectly positioned, 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.

It has benefited from some extending by the current owners, but its flexible layout and ample loft space give you the added opportunity to extend and remodel too.

Sitting elevated and set back from the road by a green lawn fronted by a pretty flower bed, a smart block brick driveway provides plenty of off-street parking.

Its covered entrance door opens into a wide and welcoming hallway, with a useful guest cloakroom and doors opening off it at every angle.

The home's substantial and spacious layout is ideal for family life and with two reception rooms there is plenty of entertaining space too.

The dining room is currently set up as an office studio with a brick enclosed fireplace, parquet wooden flooring and a view over the front garden, it is a creative space. There is also the opportunity to extend into the garage/storeroom to the side.

Opposite, the spacious drawing room's honey toned parquet floor is dappled in sunlight from its front aspect window. A gas fireplace adds warmth and charm while the internal rear windows and double doors borrow light from the rooms behind.

At the rear is the wonderful kitchen/breakfast/family room with views over and access into the lush rear garden. The dimensions of the living space cleverly define a dining and seating area with ample space for sofas and a large dining table.

The bespoke kitchen is well equipped with warm light oak cabinetry topped with granite worktops separating the integrated appliances. An island provides seating for two bar stools with open shelving, cupboards and electrical points for ease of baking. It is a cook's dream with a length of cupboards housing all the high-end integrated appliances that you would expect from a house of this quality including AEG double ovens, a microwave and Bosch dishwasher. There are also two larger cupboards for storage and a cloakroom cupboard. The open plan aspect of the room makes it a very social space, perfect for chatting to friends and family as you prepare dinner.

An inner hallway to the right opens into the separate utility room, with access into the garage/storeroom, and a shower room. There is also a room that is set up as a further reception room but could easily double as a playroom for the kids or a bedroom for guests or an elderly relative.

Climbing the stairs to the first floor there are four bedrooms, three of which are generous doubles and the principal bedroom has the luxury of a large dressing room, which is neatly concealed behind double doors.

Two modern shower rooms complete the floor.

Outside to the rear is a spacious garden that sits within an overall plot of approximately 1/3rd of an acre. It 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 with a further smaller paved terrace for seating at the back of the garden. It is fully enclosed with fencing and high hedging providing privacy and a safe sanctuary for pets and children. There is street access at both sides.

With a family lifestyle that you could move straight in and enjoy, a popular village location and all your first-class schooling and transport needs on your doorstep, this is the perfect home. A must see!



Covered entrance door, which opens into:

Entrance Hall: front aspect double glazed window, parquet wooden flooring, radiator in decorative cover, under stair storage cupboard and doors opening into:

Cloakroom: concealed cistern WC, corner wooden vanity shelf with wash hand basin and mixer tap over, tiled flooring, extractor fan and radiator.

Reception 2: Dining Room: 15'1 x 12'11 front aspect double glazed window, brick enclosed feature fireplace with tiled hearth and mantle and parquet wooden flooring.

Reception 1: Drawing Room: 11'11 x 23'3 front aspect double glazed window, parquet wooden flooring, radiator, brick enclosed gas fireplace with tiled hearth and mantle, internal rear aspect full height windows and glazed doors opening into:

Kitchen/Breakfast/Family Room: 32'6 x 22 rear aspect double glazed windows, rear aspect Velux windows, rear aspect French doors opening into the garden, granite splashback, space for a wine fridge, space for an American style fridge/freezer, integrated Bosch dishwasher, 3 integrated AEG ovens, integrated microwave, integrated Smeg hob, AEG stainless Steel extractor, inset 2 bowl stainless steel sinks with mixer tap and filtered water tap, tiled flooring, radiator and column radiator. The bespoke Woodworks wooden kitchen has plenty of granite topped worktop space with drainer and a good selection of eye and base level units, with larder cupboards and a cloakroom cupboard. There is an island with space for 2 bar stools, open shelving, cupboards, drawers, and electrical sockets.

Inner Hallway: tiled flooring and doors opening into:

Bedroom 5/Snug: 10'8 x 17'2 rear aspect double glazed windows, rear aspect glazed door opening into the garden, wooden flooring, and radiator in decorative cover.

Shower Room: side aspect opaque double glazed window, concealed cistern WC, shower cubicle with wall mounted shower attachment, vanity unit with cupboards and open shelves under and wash hand basin with mixer tap over, part tiled walls, tiled flooring and heated towel rail.

Utility Room: 8'2 x 7'9 side aspect double glazed window, front aspect door giving access to the garage storeroom, countertop, stainless steel sink with mixer tap and drainer, space and plumbing for 2 appliances, eye and base level cupboards, tiled flooring and radiator.

Stairs up to first floor landing with mid height rear aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch, radiator and doors opening into:

Bedroom 1/Principal Bedroom: 11'11 x 13'1 rear aspect double glazed window, radiator and doors opening into:

Dressing Room: 10'1 x 10'2 side and rear aspect double glazed windows, fitted wardrobes, part glazed, with double hanging rails, hanging rails, and shelving, fitted chests of drawers and radiator.

Bedroom 2: 15'1 x 12'2 front aspect double glazed window and radiator.

Bedroom 3: 11'6 x 17'5 front and rear aspect double glazed windows, fitted double wardrobe with sliding doors, shelving, and hanging rails and radiator.

Bedroom 4: 8 x 12'2 front aspect double glazed window and radiator.

Shower Room 1: rear aspect opaque double glazed window, low level WC, vanity unit with wash hand basin with mixer tap over and drawers under, walk in double shower cubicle with rainwater shower head and handheld shower attachment, wall hung storage cupboard with shelving and drawers, radiator, Karndean wooden effect flooring.



GROUND FLOOR
1559 sq.ft. (144.8 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2547 sq.ft. (236.6 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		



Shower Room 2: rear aspect opaque double glazed window, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard under, shower cubicle with wall mounted shower attachment, tiled walls and flooring and radiator.

Outside: There is a block brick driveway, that fronts the attached garage/storeroom, with parking for several cars. High mature hedging with some fencing sit at both side perimeters. A low wall with stocked flower beds behind front the area of lawn that sets the house back from the street. There is some planting beside the house with climbing wisteria, with wooden and metal gates at both sides of the house, that give rear garden access with some storage space for bins. The beautiful rear garden is fully enclosed with a mix of high hedging and fencing at all perimeters. It is mainly laid to lawn with trees and stocked flower beds with a variety of plants and flowers. There is a paved terrace at the rear of the house, perfect for alfresco dining and a smaller paved terrace at the rear of the garden for seating.

Garage Storeroom: front aspect up and over door, wall hung Worcester boiler, lighting and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£3,309.90) / EPC: D (67)

Area Information: Southborough/Bidborough border, Tunbridge Wells 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.

