

11 Hardinge Avenue, Southborough, Tunbridge Wells









# 11 Hardinge Avenue, Southborough, Tunbridge Wells TN4 0TU

*Spacious 5-bedroom house with development opportunities in sought after location*

## Accommodation Summary

- 1950s detached house - chain free
  - 5 bedrooms, 1 en-suite
    - Living room
    - Dining room
    - Study
  - Kitchen and breakfast room
- Bathroom and sunken en-suite bathroom
- Garden, double garage and driveway
  - Sought after village location
  - Catchment for good schools



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Loved by the same family since it was built in the 1950s, this wonderful, detached home was the original house built on its quiet cul-de-sac.

Its unique period architecture, generous room sizes, and enviable corner plot, offers a dream project to create your own vision and add value in the future.

It has woodland walks on its doorstep so that you can enjoy a relaxed family life, but also benefits from excellent schools and superb transport links nearby.

Screened from the road by high hedging, an in and out driveway fronts the double garage set to the side.

There is a low wall to the front of the house, with a lawned garden behind and a central pathway leading to the house, with stocked flower beds and climbing plants adding charm.

A canopied porch welcomes you into the spacious hallway, warm wooden parquet flooring seamlessly linking the rooms that open off it at all angles.

Straight ahead is the home office which, whether you work from home, have a hobby, or need an area for life admin, is the perfect space.

Opaque glazed double doors open into the dining room, which is also accessed from the hallway. It is a very bright space with a bay window to the front and glazed sliding doors to the rear, both bringing in glorious garden views as you dine.

At the far end is the stylish and sleek living room which is flooded with natural light from its double aspect windows. There is plenty of room for large sofas and a focal fireplace adds warmth in the colder months. Distinctive wooden wall panelling wraps around some of the walls, concealing a soft close drinks cabinet at one end, adding a touch of intrigue and glamour to the space.

Along the hallway, past a useful guest cloakroom, is the kitchen. It has lots of work top space and a good selection of cupboards, both top and bottom. With a fitted double oven, four ring hob and room for freestanding appliances it has everything you need.

Next door is the conveniently placed breakfast room with a fitted bench seat and room for a table and chairs, to enjoy your morning coffee. Front and rear doors give garden access.

Climbing the stairs to the first floor, there are five bedrooms, all with large windows, and three of which have fitted wardrobes.

The large principal bedroom benefits from dual aspect windows, an en-suite with toilet and washing facilities and an additional en-suite bathroom with an incredible sunken Japanese style plunge bath.

A family bathroom with shower over the bath completes the first floor.

Outside the enclosed rear garden is laid mainly to lawn with a paved terrace that sits at the back of the house, perfect for alfresco dining and entertaining. It is a delightful space with mature well stocked flower beds, a variety of plants, shrubs and trees.

An attached double garage provides lots of storage space and interesting renovation opportunities.

This fantastic home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop. An absolute must see!





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

**Entrance Hall:** front aspect double glazed windows, wooden parquet flooring, radiator and doors opening into:

**Cloakroom:** side aspect opaque double glazed window, low level WC, part tiled walls, and pedestal wash hand basin.

**Study:** 11'1 x 8'9 rear aspect double glazed window, wooden parquet flooring, serving hatch into the kitchen, radiator and opaque glazed double doors opening into:

**Dining Room:** 19'7 x 12'1 front aspect double glazed bay window, rear aspect glazed sliding doors opening into the garden, brick enclosed fireplace and hearth with tiled mantle, wooden parquet flooring, and radiator. There is plenty of space for a table and chairs and double doors open into:

**Living Room:** 19'3 x 13'11 front aspect double glazed window with views of the street, rear aspect double glazed windows with glazed sliding doors opening into the garden, part wooden panelled walls with soft close concealed drinks cabinet with shelving and mirrored interior, stone surround fireplace with granite mantle and hearth and radiators.

**Kitchen:** 11'1 x 9'11 rear aspect double glazed window, integrated Hoover double oven, space and plumbing for dishwasher, space for fridge/freezer, 4 ring Neff hob, space and plumbing for washing machine, stainless steel 1 ½ bowl sink with mixer tap and drainer, tiled splashback, serving hatch, and linoleum flooring. The kitchen has plenty of worktop space and a good selection of eye and base level units, a fitted cupboard a floor standing oil-fired boiler and opening into:

**Breakfast Room:** 7'8 x 7'6 rear aspect double glazed window, rear aspect part glazed door giving garden access, front aspect part opaque glazed door, wooden wall and ceiling panelling, fitted wooden bench seat, linoleum flooring and radiator.

**Stairs up to first floor landing with airing cupboard housing the water cylinder with shelving for linen and doors opening into:**

**Principal Bedroom:** 19'3 x 14'9 front and rear aspect double glazed windows, radiators and doors opening into:

**En-suite:** low level WC, bidet, pedestal wash hand basin and radiator.

**En-suite Bathroom:** Japanese style sunken plunge bath, tiled walls and flooring, handheld shower attachment, mixer tap, heated towel rail and radiator.

**Bedroom 2:** 11'1 x 9'11 rear aspect double glazed window, wall hung wash hand basin and radiator.

**Bedroom 3:** 6'8 x 11'8 front aspect double glazed window, fitted double wardrobe with hanging rail, shelving and cupboard over, internal wall opaque window and radiator.

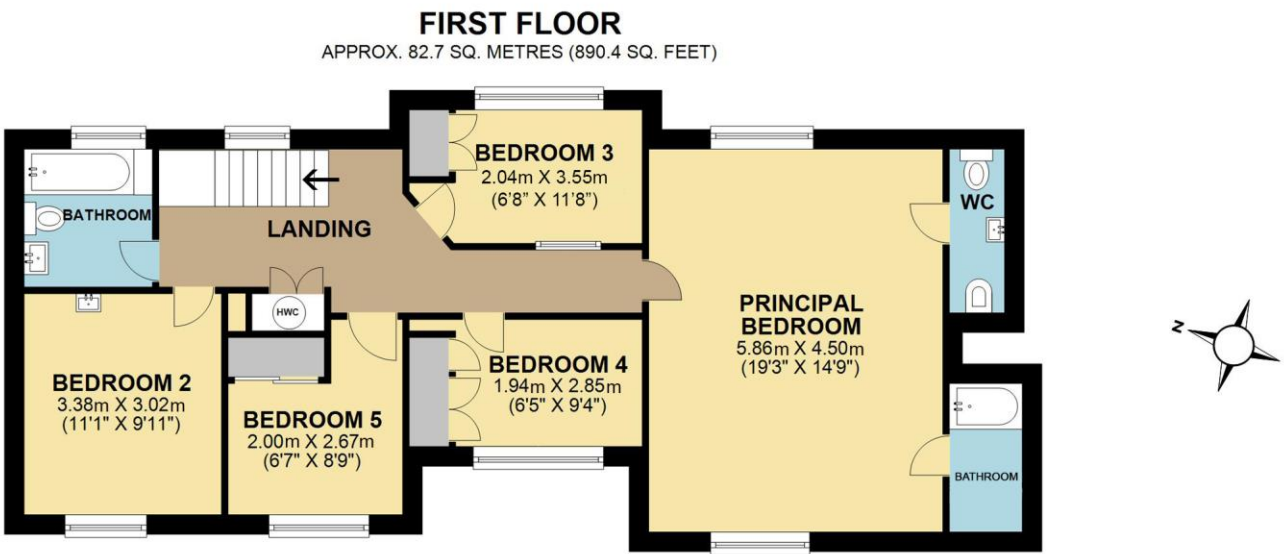
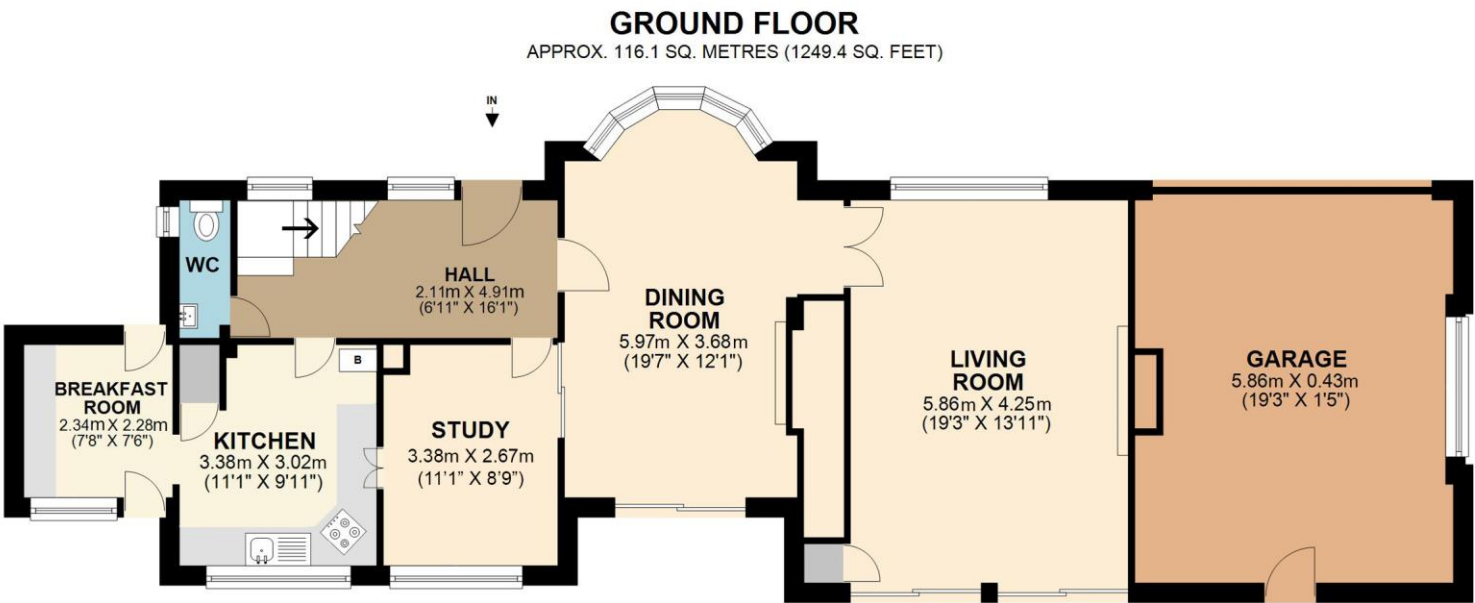
**Bathroom:** front aspect opaque double glazed window, panel enclosed bath with handheld shower attachment, mixer tap, folding glass shower screen, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls and linoleum flooring.

**Bedroom 4:** 6'5 x 9'4 rear aspect double glazed window, fitted wardrobes with hanging rails, shelving and cupboards over and radiator.

**Bedroom 5:** 6'7 x 8'9 rear aspect double glazed window, fitted double wardrobe with hanging rail, shelving and cupboard above, ceiling loft access hatch into insulated loft and radiator.



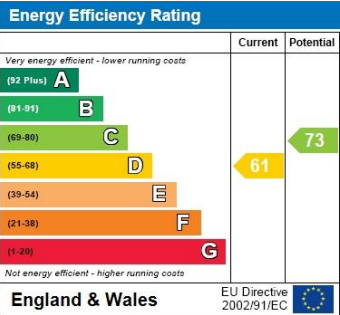




TOTAL AREA EXCLUDING GARAGE: APPROX. 170.5 SQ. METRES (1835.3 SQ. FEET)

TOTAL AREA: APPROX. 198.8 SQ. METRES (2139.8 SQ. FEET)

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 is given as to their operability or efficiency.  
Plan produced using PlanUp.







**Outside:** To the front of the property is a low brick front perimeter wall in front of a lawned garden with a central pathway leading to the house with hedging and planting at its perimeters. At the side is an in and out driveway with a high perimeter hedge. A metal gate to the side provides rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area directly behind the house. There is mature hedging, trees, plants, shrubs at all boundaries making it secure and enclosed and there are mature stocked flower beds.

**Double Garage:** 19'3 x 16 front aspect remote controlled up and over door, side aspect double glazed window, rear access pedestrian door into the garden, lighting, and electricity.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band G (£3,383.00) / EPC: D (61)

**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.



