

7 Harland Way, Southborough, Tunbridge Wells









# 7 Harland Way, Southborough, Tunbridge Wells TN4 0TQ

*Substantial bright 4-bedroom house with garage and idyllic gardens*

## Accommodation Summary

- Detached 1950s house
- 4 double bedrooms, 1 en-suite
  - Living room
  - Dining room
  - Family room
  - Kitchen
  - Conservatory
- Family bathroom, en-suite shower room and ground floor cloakroom
- Garage, driveway, and electrical charging point
- Beautiful west facing garden



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This fantastic house offers spacious and flexible accommodation, with glorious gardens front and back, and beautiful open countryside views. However, it enjoys the best of both worlds as it is also a stone's throw from easy access to the M25, fast rail connections to central London and first class schools.

Sat elevated, its crisp painted exterior contrasts beautifully with its lush green garden and pretty flowering beds.

A driveway to the side fronts the garage behind, while steps lead you up to the part glazed porch.

Stepping into the wide entrance hallway you get a glimpse of greenery to the rear with warm wooden parquet flooring seamlessly linking the reception rooms on either side.

On the right is the family room, brightened by its dual aspect windows. It is a superb space, perfect for entertaining and equally a lovely space for cosy family evenings in front of the wood burning stove.

Opposite, the dining room's French doors bring in light and glorious garden views for a delightful dining experience.

Beyond, the living room is wonderfully bright with triple aspect windows. Neutral walls contrast beautifully with the wooden flooring and its French doors that open into the garden, can lie open to extend the living space in the warmer months.

Returning to the hallway to the rear is the kitchen with plenty of cupboards, topped with countertops, which offer ample storage and space for appliances, as well as housing for the integrated double Neff ovens. The sink sits under an internal window borrowing light and views from the conservatory behind.

The impressive Amdega conservatory is flooded with light and garden views from its expanse of glass. It is a sophisticated space, perfect for relaxing or entertaining in and French doors to the side open into the green garden beyond.

There is also access into the integrated garage next door, giving you plenty of storage space and opportunity to redefine and remodel the space, depending on your needs.

Climbing the carpeted stairs, brightened by dual aspect windows bringing in garden views, the spacious landing has an airing cupboard and ceiling access with a drop-down ladder into the large loft. It stretches the width of the house offering great development potential and amazing views.

Along the landing to the right is the principal bedroom suite which has wonderful double aspect views, fitted wardrobes, and an en-suite shower room.

There are three further double bedrooms, all with large windows and leafy views.

Completing the floor is the family bathroom, which is spacious and bright, with a shower over the bath and a window bringing in lots of natural light.

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.

The west facing garden is a green oasis with an expanse of lawn flanked by high hedging, a variety of trees, some fruit, and mature stocked flower beds. A part concealed pathway meanders up the side providing enjoyment for children to make childhood memories. Fully enclosed, it is a safe sanctuary for pets and children and there is a brick store at the rear of the garage, a greenhouse, and wooden sheds.

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!







**Porch with glazed entrance door, front and side aspect double glazed windows, tiled flooring and part opaque glazed internal door, which opens into:**

**Entrance Hall:** wooden parquet flooring, under stair cupboard, radiators, rear aspect part glazed door opening into the garden, hanging space for coats, part mid height wooden panelled wall, and doors opening into:

**Cloakroom:** rear aspect double glazed window, concealed cistern WC, heated towel rail, part mid height wooden panelled walls, vanity shelf, corner wall hung wash hand basin and tiled flooring.

**Family Room:** 16'6 x 14'11 side and front aspect double glazed windows, fireplace with wood burning stove and stone hearth, radiator and wooden parquet flooring,

**Dining Room:** 18'4 x 10'11 front and rear aspect double glazed windows, rear aspect French doors opening into the garden, wooden parquet flooring, radiator and opening into:

**Living Room:** 17'10 x 14'8 front, side and rear aspect double glazed windows, rear aspect French doors opening into the garden, wooden parquet flooring, and radiator.

**Kitchen:** 16'5 x 8'10 rear aspect internal double glazed window, tiled flooring, and heated towel rail. The kitchen has a range of eye and base level units, part glazed, with open shelving and wine rack, Corian countertops, space and plumbing for a dishwasher and washing machine, space for a fridge/freezer, 5 ring gas hob with stainless steel extractor, integrated double Neff ovens, sink with mixer tap and water softener, tiled splashback and rear aspect glazed doors opening into:

**Amdega Conservatory:** 16'7 x 15'1 rear and side aspect double glazed windows, glazed pitched roof with electric fitted blinds, side aspect part glazed doors opening into the garden, tiled flooring with underfloor heating and side aspect door opening into:



**Garage:** 18'7 x 8'4 front aspect automatic up and over door, side aspect double glazed window, side aspect part glazed door opening into the garden, space for appliances, lighting and electricity.

**Stairs up to first floor landing with front and rear double glazed windows, radiators, ceiling loft access hatch with drop down ladder, airing cupboard housing the water cylinder with shelf for linen, and doors opening into:**

**Principle Bedroom:** 17'10 x 14'8 front and rear aspect double glazed windows, radiator, fitted double wardrobes with sliding doors, double hanging rails, long hanging rail and shelving and door opening into:

**En-suite:** rear aspect double glazed window, shower cubicle with rainwater shower head and handheld shower attachment, vanity unit with wash hand basin with mixer tap over and cupboards under, vanity shelf, low level WC, part tiled walls, wooden effect laminate flooring and heated towel rail.

**Bedroom 2:** 14'6 x 10'11 rear aspect double-glazed window and radiator.

**Bedroom 3:** 15'1 x 10'7 front aspect double glazed window and radiator.

**Bedroom 4:** 13'2 x 8'7 rear and side aspect double glazed windows and radiator.

**Family Bathroom:** rear aspect double-glazed window, panel enclosed bath with wall mounted shower attachment and glass shower screen, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, wooden effect laminate flooring, part tiled walls and heated towel rail.





GROUND FLOOR  
1433 sq.ft. (133.1 sq.m.) approx.




1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



APPROX AREA EXCLUDING GARAGE & STORE 203.56 SQ.M / 2191.10 SQ.FT.

TOTAL FLOOR AREA : 2391 sq.ft. (222.1 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>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





**Outside:** The house is approached via a hard surface driveway with parking for several cars. There is a large area of lawn to the side with a low front stone wall with stocked flower beds behind, high perimeter hedging and planting to both perimeters and mature stocked flower beds near to the front of the house. There is a wooden gate to the left side that provides access to the rear garden and access to the right side into the integrated garage, with an electrical charging point nearby. Paved steps lead up to the part glazed porch with access beyond into the house. The beautiful rear garden is west facing and is laid mainly to lawn with paving beside the house and paved steps rising to a paved terrace, perfect for alfresco dining. There is a further set of paved steps to the rear of the first lawn section rising to another tiered section of lawn. The garden is flanked by stocked flower beds, mature trees, including fir, apple, plum, pear and holly, and plants. There is a natural pathway to the left side perimeter. The garden is enclosed on all sides by a mix of fencing and high hedging. There is a brick storeroom to the rear of the garage, two wooden sheds and a greenhouse.

**General:**  
 Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
 Council tax: Band G (£3,383.00) / EPC: D (58)

**Area information:** Southborough, Tunbridge Wells - Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the property. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards Harland Way's end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Harland Way is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Harland Way is at Tonbridge, which has parking, and fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at High Brooms and Tunbridge Wells. Tonbridge Station is 1.8 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 40-minute journeys. There is also a luxury coach service, which drops up and collects near to the property, 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.



