

Yew Tree House, Garlinge Road, Southborough, Tunbridge Wells





Yew Tree House, 6 Garlinge Road, Southborough, Tunbridge Wells TN4 0NR

Graystone Villas continues the tradition for fine period-style homes in Tunbridge Wells, drawing inspiration from the area's most cherished homes

Accommodation Summary

- Stylish 3/4 bedroom house (built 2024)
 - High-spec bathroom and en-suite
 - Bespoke kitchen
 - Home office / 4th bedroom
- Contemporary low maintenance planted garden
 - Driveway with parking for 2 vehicles
- Within walking distance of several highly regarded schools
 - Good transport links
- 10-Year New Home Warranty
 - No Chain



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Arranged over three floors, the beauty of this home is immediately apparent as you approach. A handsome period exterior is fronted by contemporary planting and a smart driveway, that provides off street parking for two cars.

Stepping inside, the house is classically elegant throughout with neutral part panelled walls that contrast beautifully with its warm wooden parquet flooring.

On the raised ground floor, the principal bedroom suite is at the rear and benefits from a dressing area as well as a modern bathroom with separate shower enclosure.

The reception room to the front is currently set up as a home office, however, it is a wonderfully versatile space that could easily double as a fourth bedroom for visiting guests or older children returning from university.

Climbing the stairs to the first floor, there are two double bedrooms beautifully presented, spacious and light, with fitted wardrobes. A modern shower room completes the floor.

Returning to the hallway stairs take you down to the fantastic open plan kitchen/dining room, which is a very social space, offering plenty of room for family living and entertaining. It is beautifully finished and fully equipped, as you would expect from a house of this quality, with integrated Bosch appliances, contrasting fitted cabinetry topped with Silestone Quartz and a breakfast bar overhang for two bar stools. Bi-fold doors can lie open in the summer months extending your living space into the garden.

At the front is the spacious living room which is effortlessly elegant and flooded with light from its windows overlooking the driveway and quiet street beyond.

Outside the landscaped garden is wonderfully low maintenance with artificial grass, and contemporary paving and planting that is enclosed by fencing, offering a safe sanctuary for children and pets.

Yew Tree House is a beautifully proportioned home that has been flawlessly finished by the developer whose attention to detail has ensured stunning décor and fittings of the highest quality throughout. It really does offer a luxury lifestyle that you could move straight in and enjoy. A must see!





About Abode Homes:

"Abode Homes create outstanding and inspirational homes for those who value impeccable design and an exceptional living experience in prime locations. Each of our developments are created with the utmost attention to detail, featuring stylish finishes and carefully considered layouts that maximise light, views and functionality. Our specialist team oversee every aspect of the process, from conception to completion, devoting the time, energy and expertise required to deliver truly inspirational homes. Abode Homes approach every development with our clients at the forefront of our minds, ensuring that the design, layout, finishes and amenities will exceed all expectations. We have also gained a welcome reputation for our flexibility and willingness to tailor our homes to the individual tastes and requirements of our clients".

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

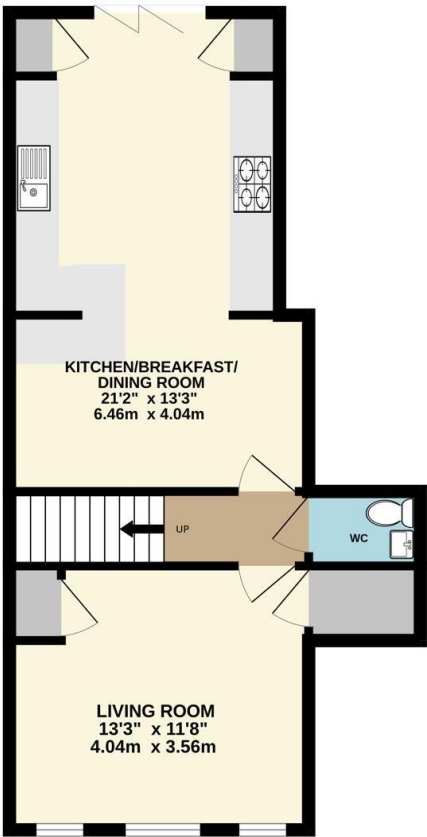
Council tax: Band F

EPC: C (70)

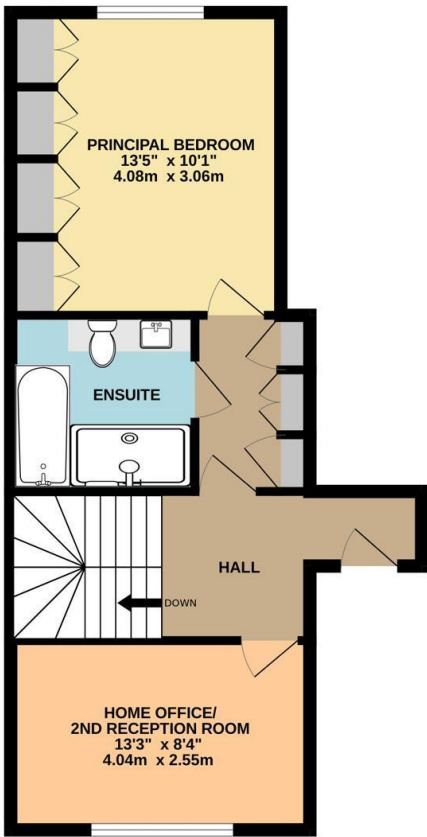
Reservation fee will apply



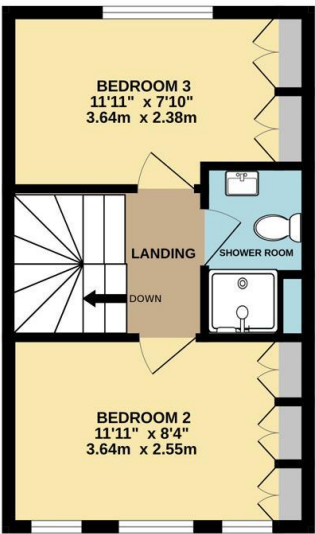
LOWER GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.




1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL APPROX AREA 118.2 SQ.M / 1,273 SQ.FT

TOTAL FLOOR AREA : 1273 sq.ft. (118.2 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		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Area Information: Southborough, Tunbridge Wells

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 are 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. 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. Garlinge Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. 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. There is also a luxury coach service, which drops up and collects a short walk from 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



