



HARLAND WAY  
TUNBRIDGE WELLS – OFFERS IN EXCESS OF £1,175,000



# 17 Harland Way

Southborough, Kent, TN4 0TQ

**Entrance Hall - Living Room – Kitchen/Breakfast Room – Dining Room – Bedroom with Ensuite Bathroom- Four Further Bedrooms – Bathroom/Shower Room – Cellar – Double Garage – Front Garden With Driveway – Rear Large Patio Garden**

Enjoying an elevated position with far reaching views and flexible accommodation over three floors in order to make the most of the stunning views to both the front and over the mature landscaped gardens at the rear is this five-bedroom detached Spanish-style family home.

The main living accommodation is on the first floor with picture windows and balcony on the front of the property and sliding double doors providing access to the rear garden via an oak staircase from the large entrance hall. The spacious sitting room is fitted with a feature gas fireplace and stripped wooden floors and has an archway leading to the formal dining room with a further sliding door opening onto the wide-spanning balcony to the front which could be opened up to provide truly open-plan living.

The kitchen/breakfast room provides good storage and plenty of preparation space, dual oven gas Rangemaster and integrated fridge freezer, together with a breakfast bar for more informal dining. The ground floor provides a useful utility room with storage and space for a washing machine, fridge, freezer and tumble dryer.

There are five bedrooms, which are set across all three floors; the principal bedroom on the first floor being of particular note, enjoying views of the High Weald Area of Natural Beauty and a bank of fitted wardrobes. There is a further double bedroom on this floor, also with fitted wardrobes, together with a well-appointed family bathroom and a separate shower room. The second floor is home to two further good sized bedrooms, one of which is currently utilised as a home office by the present owners, both rooms with access to the eaves storage. The fifth bedroom is situated on the ground floor, and has an en suite shower room and would be ideal for visitors, elderly relatives or a teenage den!





Outside, the manicured loved south-westerly garden is mainly laid to lawn with a large paved terrace overlooking the ponds and gardens beyond. There is a 'cottage garden' to the right boundary providing wonderful Spring colour, whilst the remaining beds are full of a variety of mature plants and shrubs including a tulip tree, azaleas, rhododendrons, and a camellia tree. At the bottom of the garden, a circular paved terrace with a garden pavilion offers a sun spot with a pathway leading to the hidden compost store and storage shed.

To the front, the shared brick paved driveway with offers parking for four vehicles, with further parking available inside the garages which also offer further scope for conversion to living accommodation if desired.

Double glazed front door with double glazed windows to either side.

**ENTRANCE HALL:**

Wood flooring, radiator, stairs to first floor.

**BEDROOM:**

Double glazed window to side, door to cellar, radiator.

**EN-SUITE:**

WC, bath, shower with thermostatic controls, tiled walls and floor, heated towel rail, extractor fan.

**UTILITY ROOM:**

Wall and floor cupboards and drawers with contrasting worksurface, sink unit with mixer tap and drainer, space and plumbing for washing machine, tumble dryer and fridge freezer, tiled floor, frosted window to side, cupboard housing hot water tank and radiator.

**LANDING:**

Solid wood floor, double glazed window to rear, radiator, stairs to second floor.

**SITTING ROOM:**

Double glazed sliding door to patio, double glazed picture window to front with far reaching views, fireplace with stone hearth and surround solid wood floor, radiator, ceiling spotlights.

**DINING ROOM:**

Solid wood floor, double glazed sliding door to balcony, ceiling spotlights, radiator.

**KITCHEN:**

Fitted with wall and floor cupboards and drawers, wood effect worksurface and tiled splashbacks, range cooker with stainless steel extractor hood above, double glazed window to rear, double glazed door to side, space for dishwasher, integrated fridge freezer, tiled floor, ceiling spotlights, one and a half bowl sink unit with mixer taps and drainer.

**BEDROOM:**

Two double glazed picture windows to front with far reaching views, range of built in wardrobes, radiator.

**BEDROOM:**

Double glazed window to side, range of built in wardrobes, radiator.

**BATHROOM:**

Frosted double glazed window to side, freestanding bath with floor mounted tap and handheld attachment, walk in shower with fixed waterfall head, wc, basin set into vanity unit with cupboards underneath, tiled walls and floor, heated towel rail, ceiling spotlights, extractor fan, insert linen cupboards, underfloor heating.

**SHOWER ROOM:**

Frosted double glazed windows to rear, basin set in vanity unit, shower cubicle with thermostatic controls, wc, tiled walls and floor, heated towel rail, ceiling spotlights, extractor fan, underfloor heating.

**LANDING:**

Double glazed window to front.

**BEDROOM:**

Double glazed window to rear, eaves storage, wood flooring, radiator.

**BEDROOM:**

Double glazed window to front and rear, radiator, door to eaves built in wardrobe.

**GARAGE:**

Two garages each with double doors, power and light, one houses boiler cupboard with consumer unit and gas meter.

**OUTSIDE FRONT:**

Mature herbaceous borders giving access to a shared brick built driveway leading up to a pair of garages and the covered canopy entrance.

**OUTSIDE REAR:**

Patio area, decked seating, further patio with pergola at far end of garden, shed, greenhouse, two ponds, flower beds and borders with mature shrubs, trees, flowering annuals and cottage garden, outside tap, side access, large lawn, west facing garden.



**SITUATION:**

This property is within walking distance of the small High Street at Bidborough with its convenience store/post office and popular The Hare public house on Bidborough Ridge. The main town centres of Tunbridge Wells and Tonbridge are each approximately 2 miles distance offering a much wider range of shopping facilities, together with main stations providing fast and frequent train services to London and the south coast. The property is also well located for easy access on to the A21 dual carriageway which provides a direct link to the M25 orbital motorway. There is a good selection of schooling within the area catering for all age ranges particularly the highly regarded Bidborough Primary School, local Grammar Schools and prestigious private schools.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

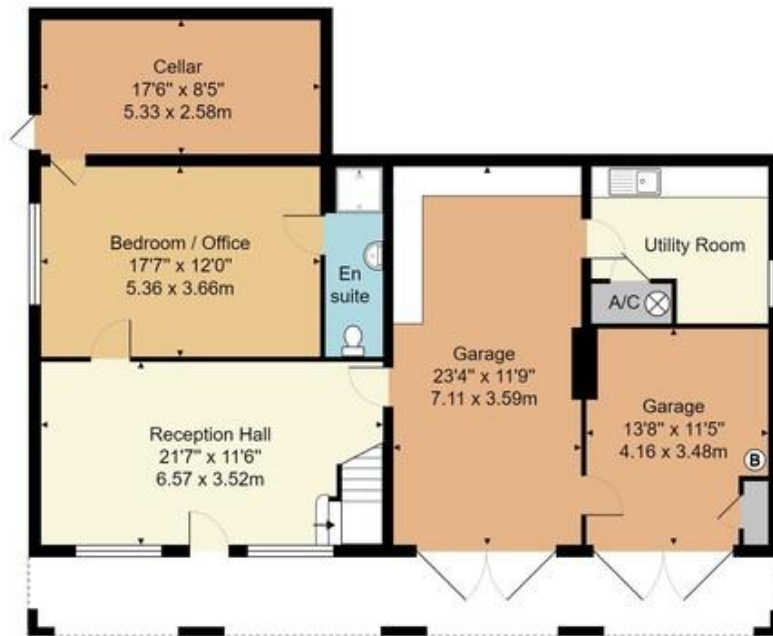
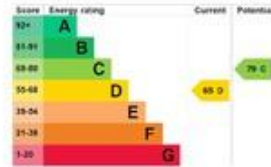
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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311



Approx. Gross Internal Area  
(Includes Garage and Cellar)  
3009 sq. ft / 279.5 sq. m



**Lower Ground Floor**



**Upper Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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124 London Road, Tunbridge Wells,  
Kent, TN4 0PL  
**Tel: 01892 511311**

Email: [southborough@woodandpilcher.co.uk](mailto:southborough@woodandpilcher.co.uk)

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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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