



Abode Homes Yew Tree House  
Garlinge Road | Tunbridge Wells | Kent | TN4 0NR

FINE & COUNTRY







# Step inside

## Abode Homes Yew Tree House

This stunning 3/4 bedroom Victorian Villa has been completely renovated to a very high standard to create effectively a new home inside a gorgeous period shell. The owners have successfully married the comforts and efficiencies of a New Home with the charm, character and sheer craftsmanship of the Victorian age original; all with the convenience of a tucked away cul-de-sac close to the centre of increasingly popular Southborough.

A stroll from the Town Centre and you turn into pretty Garlinge Road with its grand period houses some of which have been converted into apartments and some remaining family homes. Yew Tree House forms the Eastern portion of a strikingly beautiful building towards the head of the cul-de-sac and nicely tucked away from the hustle and bustle.

Two parking spaces in tandem on the driveway make way both to the original front entrance or perhaps for day-to-day convenience via the garden entrance to the main living spaces.

Bifold doors with their southerly aspect flood the stunning kitchen/dining room with light supplemented by an array of low energy spotlights when needed. Contemporary British made Shaker-style units with Matt finish doors and Caesarstone white attica marble worktops are framed by super chic grey parquet flooring and sharp crisp Farrow & Ball walls and ceilings. The appliances are all Bosch and the underfloor heating keeps you and your dinner guests nice and cosy.

One of two living rooms and the cloakroom complete the lower ground floor space, giving you the choice to use the upper ground floor reception room as an office, fourth bedroom, play room depending on your individual needs.

The bedrooms are arranged over two floors with the main bedroom on its own floor benefitting from a generous en-suite bath and shower room, a wall of fitted wardrobes and additional storage opposite the bathroom.

The two upper floor bedrooms are both doubles also with fitted wardrobes and a luxurious shower room. These comfortable rooms have soft Irish linen carpets for the bedrooms and Carrera floor tiles in the bath/shower rooms.

Outside the curtilage is framed by elegant iron railings and structural planting designed to compliment the elegant façade whatever the season. To the rear traditional fencing with pleached trees create a secluded formal lawn garden, the largest of the four villas, with a stylish patio area providing the archetypal inside/outside flow via handsome bifold doors.



# Seller Insight

“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.

We are delighted to offer these exceptional Victorian Villas and to have brought these beautiful buildings into the 21st century whilst maintaining all their charm and character.

Location was a massive draw for us. Southborough is a vibrant town on the fringe of Royal Tunbridge Wells – a place where community spirit thrives and the chances to 'support local' are numerous. This could be at Tallows – the hottest restaurant in Kent, where the Guardian's food critic and Masterchef judge, Grace Dent, described the food as “unquestionably good” – or be at the St John's Quarter of Royal Tunbridge Wells, where Shuffle House, St. John's Yard and the Clue Cracker escape rooms provide a social focal point.

Jazz on the pantiles is another highlight, with hundreds of locals listening to music from fine Dining restaurants, Bistro's and bars, while Kingdom's tree house café and The Kentish Hare are both a short drive from the town.

Southborough's Civic Centre is a new community asset. It is home to a library, a performance space, halls for hire, a medical centre and pharmacy, while the town square is used for community celebrations and showpiece events.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









**Travel Information**

By Road	
High Brooms Station	1.1 miles
Tunbridge Wells Station	2.0 miles
Tonbridge Station	2.2 miles
Channel Tunnel	4.6 miles
Gatwick Airport	24.0 miles

By Train from Tonbridge	
London Bridge	31mins
Charing Cross	42mins
Victoria	1hr 05mins
Ashford International	37mins

**Leisure Clubs & Facilities**

Tunbridge wells sport centre	01892 540744
Southborough community hub	01892 529176
Tunbridge wells rugby Football club	07910 340979
Nevill golf club	01892 525818
St Johns tennis club	01892 525625

**Healthcare**

St Andrews medical Centre	
The Dental Box	
Southborough Dental practice	

**Education**

Primary Schools	
Southborough CE Primary School	
Bidborough CEP School	
St Augustine's R C Primary School	
St Johns CE Primary School	
Secondary Schools	
St Gregory's catholic School	
Tunbridge well Grammar for boys	
Tunbridge wells Girls Grammar School	
The Skinners' School	
Bennet Memorial Diocesan School	
The Judd School	
Tonbridge Grammar School	
Weald of Kent Grammer School	
Tonbridge School	

01892 515455	
01892 254879	
01892 528048	

01892529682	
01892 529333	
01892529796	
01892 678982	

01892527444	
01892529551	
01892520902	
01892 520732	
01892 521595	
01732 770880	
01732 365125	
01732 373500	
01732 365555	

**Entertainment**

Tallows	
Hand and scepter	
The Kentish Hare	
Community Hall	
Trinity arts theater	
Tunbridge wells assembly	

**Local Attractions / Landmarks**

Southborough common	
Pennington recreational Grounds	
Haysden county park	
Southborough hub and library	
Tonbridge Castle	
Tonbridge river trips	
Pantiles	



## GROUND FLOOR

Living Room  
10'0 (3.05m) x 11'1 (3.38m)  
Kitchen/Diner  
narrowing to 11'8 (3.56m)  
Cloakroom

13'1 (3.99m) narrowing to  
21'8 (6.61m) x 13'4 (4.07m)

## UPPER-GROUND FLOOR

Bedroom 4/Office  
Bedroom 1  
Bathroom

13'3 x 8'6 (4.04m x 2.59m)  
12'2 x 11'11 (3.71m x 3.63m)  
8'0 x 7'6 (2.44m x 2.29m)

## FIRST FLOOR

Bedroom 2  
Bedroom 3  
Shower Room

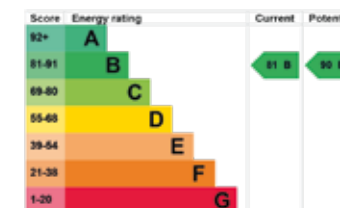
13'4 x 8'2 (4.07m x 2.49m)  
13'8 x 7'8 (4.17m x 2.34m)

## OUTSIDE

Off Road Parking  
Rear Garden

£800,000

Council Tax Band: E  
Tenure: Freehold







Fine & Country  
Tel: +44 (0)1892 570267  
tunbridgewells@fineandcountry.com  
20 High Street, Tunbridge Wells, Kent TN11 1UX

