



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	01892 515455
The Dental Box	01892 254879
Southborough Dental practice	01892 528048

Education

Primary Schools	
Southborough CE Primary School	01892529682
Bidborough CEP School	01892 529333
St Augustine's R C Primary School	01892529796
St Johns CE Primary School	01892 678982

Secondary Schools

St Gregory's catholic School	01892527444
Tunbridge well Grammar for boys	01892529551
Tunbridge wells Girls Grammar School	01892520902
The Skinners' School	01892 520732
Bennet Memorial Diocesan School	01892 521595
The Judd School	01732 770880
Tonbridge Grammar School	01732 365125
Weald of Kent Grammer School	01732 373500
Tonbridge School	01732 365555

Entertainment

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

Local Attractions / Landmarks

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

YEW TREE HOUSE



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

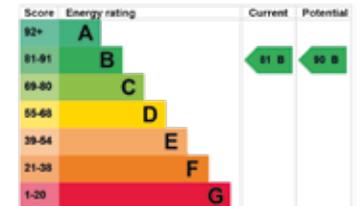
13'4 x 8'2 (4.07m x 2.49m)
 13'8 x 7'8 (4.17m x 2.34m)

OUTSIDE

Off Road Parking
 Rear Garden

£800,000

Council Tax Band: E
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed





Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

