

31 Woodland Way, Bidborough







# 31 Woodland Way, Bidborough TN4 0UY

*Stylish Detached 4-Bedroom Family Home*

## **Accommodation Summary**

- 1950s detached home
  - 4 bedrooms
  - 2 bathrooms
- Kitchen/dining room
- Landscaped garden
- Off street parking
- Integral garage
- Sought after village location



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Set at the quiet cul de sac end of a popular street, its location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

A large paved driveway leads a path to the front door that welcomes you into this wonderful detached family home. The ground floor is entered by a light and spacious reception hallway with the décor throughout showcasing an elegant neutral palette.

The bright lounge opens off to the left of the hallway with natural light flooding in through its large bay window, framing the leafy front garden view.

The incredible open plan kitchen/dining room that makes up the entire back of the ground floor delivers wonderful cooking facilities with plenty of cabinets providing ample storage space top and bottom, a butler sink and an integrated dishwasher and washing machine. For family and entertaining, there is tons of space for both dining and living. Glazed doors lead out onto the garden with an expanse of lawn and a useful summer house at the rear. The sheltered paved terrace area conveniently placed outside the kitchen make it perfect for evening entertainment.

An integral garage and a guest cloakroom completes the ground floor.

The first floor boasts four great bedrooms which lead off the light and spacious landing and not one but two generously sized contemporary family bathrooms complete the first floor.

Each room of this fantastically designed home has been well thought out and sensitively planned for modern family life. An absolute must see!

Open Brick Arched Storm porch with tiled floor with wooden entrance door, which opens to:

Entrance hall which has a wooden floor, opaque front aspect windows and opaque top light panel above, under stairs storage cupboards with space for coats and shoes, radiator with decorative painted cover and doors to:

**Sitting Room:** 15'2 x 12'8` part leaded front aspect double glazed bay window with views of the front garden and street beyond and radiator.

**Dining Room:** 13'4 x 10'11` rear aspect double glazed windows and door leading into the garden, wooden flooring and radiator with decorative painted cover. There is plenty of space for a table and chairs and opening into:

**Kitchen:** 17'11 x 9'11` rear and side aspect double glazed windows and rear aspect double glazed French doors leading into garden, integrated dishwasher and washing machine, stainless steel extractor hood, wall mounted boiler in cupboard, space for fridge/freezer, space for range cooker, butler sink with mixer tap over, tiled floor and part tiled walls. The kitchen has plenty of worktop space and a good selection of eye and base level units with a door through to a lobby with storage cupboard and:







**Cloakroom:** side aspect opaque double glazed window, low level WC, tiled floor, wall hung wash hand basin with mixer tap over and radiator.

**Garage:** 16'7 x 8'9` up and over door, electricity and lighting, wall mounted gas and electricity meters.

Stairs up to first floor split landing with access to part boarded loft with loft ladder and doors to:

**Bedroom:** 15'7 x 11` part leaded front aspect double glazed bay window with views of the front garden and street and radiator.

**Bedroom:** 13'5 x 11` rear aspect double glazed window with views of the rear garden and radiator.

**Bathroom 1:** rear aspect double glazed opaque window, panel enclosed bath with mixer tap and wall mounted shower over, wooden vanity unit with cupboards under and bowl hand wash basin with mixer tap mounted above, low level WC, open recess wall shelving, part tiled walls, tiled flooring, radiator and airing cupboard housing water cylinder with internal shelving for linen.

**Bathroom 2:** rear aspect double glazed opaque window, freestanding bath with mixer tap, shower cubicle with wall mounted Aqualisa shower over, wall mounted wash hand basin with mixer tap over, low level WC, part tiled walls, tiled flooring and radiator.

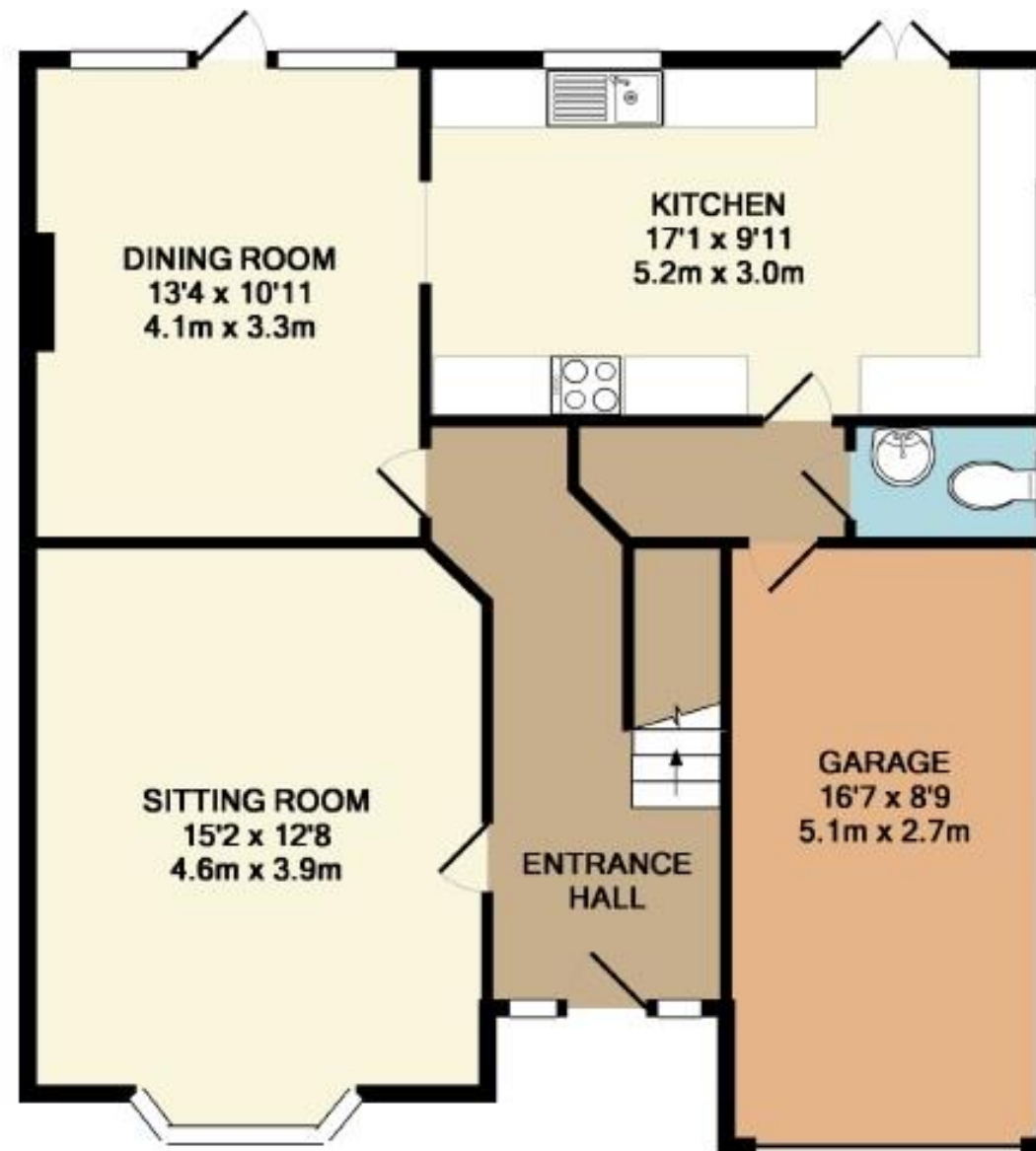
**Bedroom 3:** 16'11 x 8'8` part leaded front aspect double glazed window overlooking the front garden and street and radiator.

**Bedroom 4:** 9'7 x 7'6` part leaded front aspect double glazed window overlooking the front garden and street and radiator.

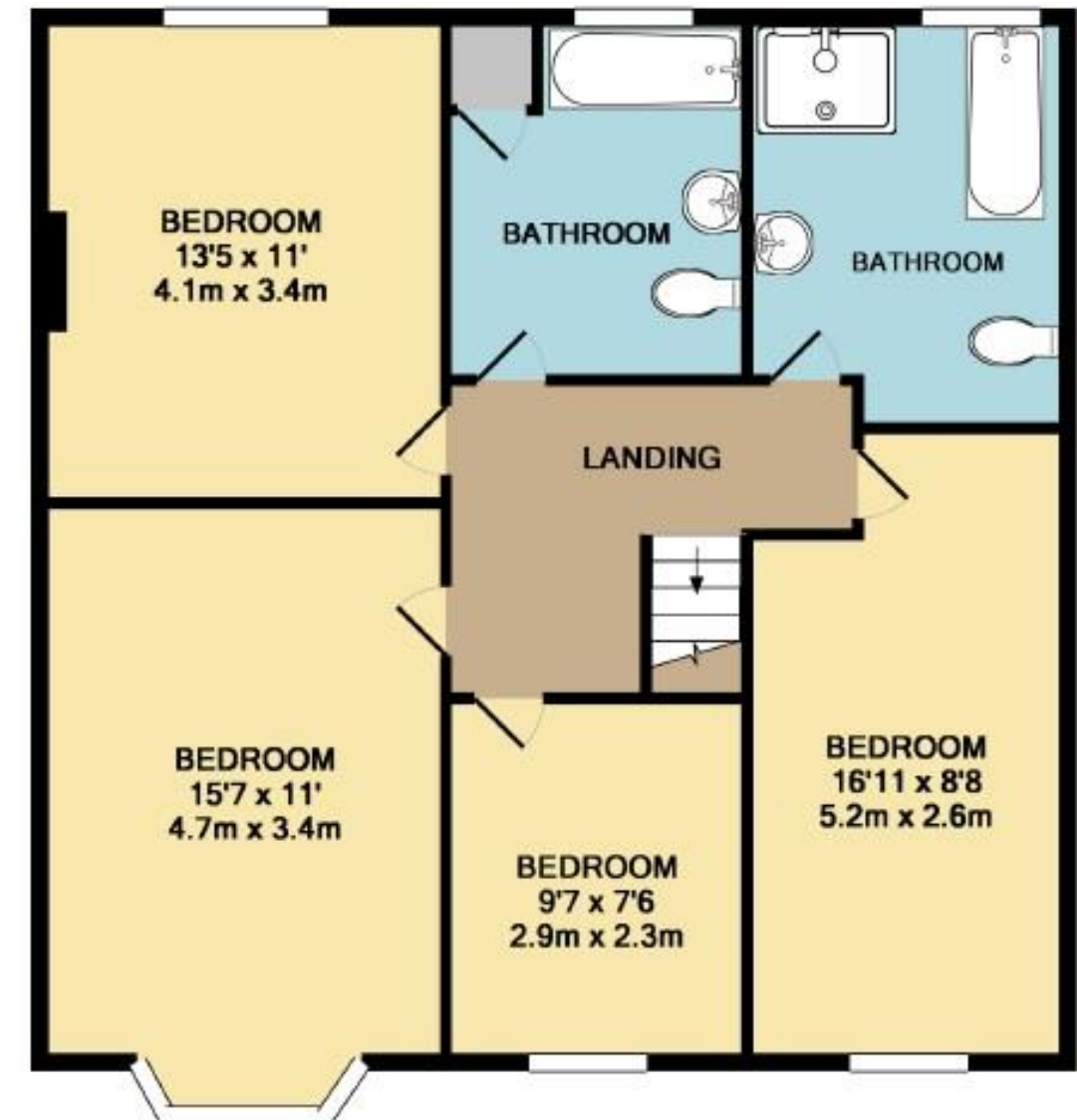
**Outside:** To the front of the property is a low brick wall with an open access brick paved space providing off street parking and direct access to the garage. There is a lawned area to the front with mature shrubs, trees and plants sitting at both sides of the perimeter of the property with stocked flower beds outside the sitting room window. Wooden gates either side of the property provide rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area, with lighting and double electric socket, directly behind the kitchen/dining room and stone steps leading up to the lawn with mature hedging, trees, plants, shrubs and flowers. There is a summer house at the back with a paved patio area to the side, a wooden pergola and wooden perimeter fencing.





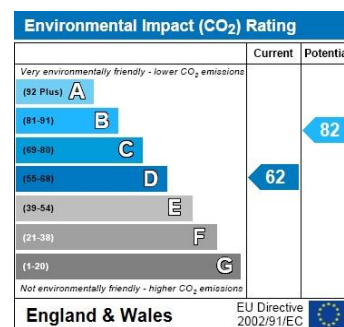
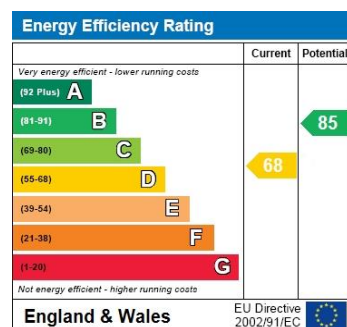


GROUND FLOOR  
APPROX. FLOOR  
AREA 797 SQ.FT.  
(74.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(74.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1598 SQ.FT. (148.4 SQ.M.)







#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,266)

EPC: D (68)

**Area Information:** Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic 11th Century church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the `Kentish Hare`. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 2.5 miles from Tonbridge Station with its fast and frequent access into central London in 30 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought after girls` and boys` secondary grammar schools are also nearby. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells` historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.







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