

73 Bidborough Ridge, Tunbridge Wells





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Exceptionally Renovated 4-Bedroom Family Home With Spectacular Views

Accommodation Summary

- Detached house
- 2 reception rooms
- Large open plan kitchen/breakfast/dining room
 - Separate utility
- 4 bedrooms, 1 en-suite
- Modern bathroom
- Large sunny garden
- Off street parking
- Outstanding views
- Development potential



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Sitting elevated in its prized ridge position this fantastic home is surrounded by greenery with far reaching views across the Weald.

It has been beautifully renovated to create an elegant, refined, light filled interior that certainly delivers a family friendly contemporary style of living.

As you step into the bright hallway, a useful guest cloakroom to the left, the warm wooden flooring stretches seamlessly into the kitchen beyond creating a real sense of flow and balance.

The incredible open plan kitchen/breakfast/dining room that makes up most of the back of the ground floor delivers wonderful cooking facilities with contrasting glossy cabinets, Bosch and Neff fittings and a contemporary glass splash back. For family and entertaining, there is tons of space for both dining and living. The room is flooded with light and views of the beautiful garden from the triple bi-fold doors at the rear which cleverly open to extend the living space into the garden in the warmer months. A second set of French windows open onto the terrace and garden beyond creating even more space and light while a large central island lets you chat to friends as you prepare dinner or to the children as they do their homework.

Off the kitchen to the front is a separate utility space with garden access that provides housing for appliances and a sink ideal for muddy boots or paws.

Double wooden doors at the dining end of the kitchen lead into the 2nd reception room which is currently set up as a play room creating a kids` dream space. Depending on your family needs, it could be used as a fantastic home office or alternatively as a cosy room to relax in.

Next door, the living room provides an elegant sanctuary with natural light flooding in through its large front window, framing the leafy front view.

Climbing the carpeted stairs past dual aspect windows bringing in open countryside views, the light and spacious landing has an airing cupboard, a deep storage cupboard and access to the large loft which stretches the width of the house offering great development potential.

The first floor boasts four great bedrooms. The master bedroom, with its own en suite shower room, has a pitched ceiling and a porthole window that gives the room a real sense of glamour and romance.

The generously sized contemporary family bathroom completes the first floor.

Outside the large sunny rear garden offers a high level of privacy with a paved terrace stretching the width of the kitchen/dining room, perfect for alfresco dining. Short stone steps lead you onto an expanse of lawn which is bordered on all sides by close boarded fencing fronted by mature hedging, shrubs and trees. It is fully enclosed offering a sanctuary for children whilst two wooden sheds offer great storage space. The driveway, accessed by a side gate, provides parking for several cars.

Each room of this fantastically designed home has been well thought out and sensitively planned for modern family life. With open countryside on its doorstep and being a stone`s throw from easy access to the M25, fast rail connections to central London and first class schools, it is the perfect home for families with professional needs. A must see!





Brick arched storm porch with tiled step, entrance door with opaque glazed fanlight, which opens to:

Entrance hall which has a wooden floor, front and side aspect double glazed windows with bars, radiators, stairs to first floor and doors to:

Cloakroom: with front aspect opaque double glazed window with bars, low level WC, wall hung wash hand basin, tiled floor and heated towel rail.

Kitchen/breakfast/dining room: 26`6 x 22`10` rear aspect triple bi-fold doors opening onto the terrace with a second set of French windows at the dining area also opening onto the terrace. The kitchen has plenty of quartz worktop space and a good selection of eye and base level units with a central island providing under storage drawers/pan drawers and overhang for bar stools, space for a large range oven, Rangemaster extractor, space for an American style fridge/freezer, integrated Bosch dishwasher, integrated Neff microwave, space for a wine cooler, pull out bin, inset 1 ½ stainless steel sink with mixer tap, wooden flooring and radiators. There is plenty of space for a table and chairs with a part glazed door opening into:

Utility: 7`9 x 6`2` front aspect double glazed window with bars, stainless steel sink with drainer and mixer tap, space and plumbing for appliances, part tiled walls, tiled flooring, a range of wall, base level and tall housing units, space for coats and shoes, wall hung boiler, radiator and part glazed door giving side access to front and rear gardens.

Play Room/Home Office: 11`1 x 9`11` rear and side aspect double glazed windows, one with bars, and radiator.

Living Room: 21`2 x 16` front aspect window double glazed window with bars, internal opaque glazed wall blocks, wooden flooring and radiator.

Stairs up to first floor landing with mid-level side aspect double glazed window with bars, large front aspect double glazed widow with bars, ceiling hatch access to large part boarded loft with pull down ladder, airing cupboard housing water cylinder with internal shelving for linen, deep walk in storage cupboard with opaque side aspect window and internal shelving, radiator and doors to:

Bedroom 1/Master Bedroom: 18`4 x 13`2` rear aspect double glazed window with bars, rear aspect porthole window, pitched vaulted ceiling, fitted sliding door mirrored wardrobes with hanging rails and internal shelving, wooden flooring, radiator and door to:

En suite: side aspect opaque double glazed window with bars, part tiled walls, tiled flooring, heated towel rail, vanity unit with concealed cistern WC, wash hand basin with mixer tap over and cupboard under and walk in glazed shower enclosure with wall mounted shower.





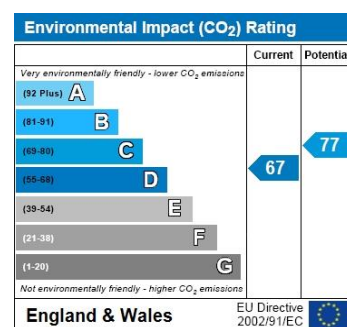
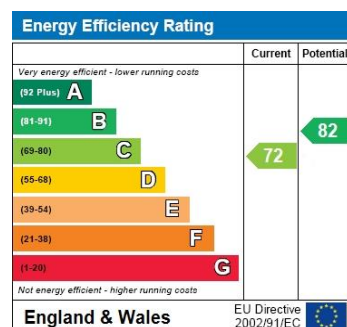
GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 1993 SQ.FT. (185.1 SQ.M.)





Bathroom: side aspect double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, low level WC, glazed walk in shower cubicle with wall mounted shower attachment, part tiled walls, heated towel rail, tiled flooring and radiator.

Bedroom 2: 16' x 10'5" front and rear aspect double glazed windows with bars and radiator.

Bedroom 3: 12'1 x 8'10" rear aspect double glazed window with bars and radiator.

Bedroom 4: 9'9 x 8'5" front aspect double glazed window with bars, fitted cupboard with hanging rail and shelf and radiator.

Outside: To the front of the property is a low brick wall with high mature hedging planted behind screening the house from the road and a lawned area behind. A block brick driveway winds up to and in front of the house giving off street parking for several cars. There is fencing and mature plants and hedging to both side perimeters while a side wooden gate gives access to a bin storage area and the rear garden beyond. To the rear is a garden laid mainly to lawn with a large paved terrace area stretching the width of the house directly behind the kitchen, perfect for alfresco dining. Mature hedging, trees, plants and shrubs sit at all perimeters with a barked area enclosed by railway sleepers at the back perfect for children's play equipment. There are two wooden sheds, one at the rear and one at the side of the house, for storage.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,716)

EPC: C (72)



