

9 Bidborough Court, Bidborough







# 9 Bidborough Court, Penshurst Road, Tunbridge Wells TN3 0XJ

*Pretty Period 3-Bedroom Apartment Forming Part of a Historic Building*

## **Accommodation Summary**

- Ground/first and second floor apartment
  - 3 double bedrooms
  - Living room
  - Reception 2/Bedroom 3
- Fitted kitchen and separate breakfast room
  - Modern bathroom
- Home office and multipurpose attic room
  - Own entrance
  - Garage and allocated parking
- Communal grounds stretching to approximately 3 acres



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Private, peaceful and grand this fantastic apartment is set in a magnificent Grade II listed Victorian country home which dates back to the 1860s.

Screened from the road by mature hedging, a sweeping drive takes you past its striking frontage, a detached block of garages and ample parking spaces to the side where the apartment sits.

Effortlessly elegant in its tranquil setting, stone steps lead you down to the apartment's own doorway.

The entrance hallway, with a useful guest cloakroom, is wide and welcoming with the light flooding in through its pretty decorative windows bouncing off its parquet flooring.

First on your left is a bright room that is currently set up as a play room, but which could easily be used as an additional spacious reception room or third bedroom, depending on your needs.

Next door there is the sophisticated living room with a handsome stone fireplace giving a nod to the age and heritage of the building. Double French doors bring views of the garden in and give direct access into the pretty private garden.

At the end of the hallway is the charming breakfast/dining room neatly positioned next to the kitchen, its warm wooden flooring contrasting beautifully with its neutral walls.

The well-equipped kitchen has plenty of painted wooden units topped with granite work surfaces. Integrated appliances include a fitted Neff oven with 4-ring gas hob with extractor hob above, Bosch fridge/freezer and a Neff dishwasher that sits conveniently next to the sink.

A characterful staircase winds you up to the first floor, its stylish bathroom with vanity unit and separate shower cubicle first on the right. A panel enclosed bath sits under its impressively large window which brings in plenty of natural light.

Two restful double bedrooms, both with large windows and fitted storage sit side by side while a further flight of stairs to the front winds you up to the second floor.

On the second floor a fitted home office, a versatile attic room currently set up as a home gym and a large eaves storage area complete the apartment.

This fabulous apartment benefits from its own private garden with stone terrace and lawned area. However, you also have unrivalled access to approximately 3 acres of glorious communal gardens with stunning open countryside views to the south. A communal store room and a single garage with large mezzanine loft space satisfy all your storage needs.

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, this is the perfect home for families with professional needs. A must see!







**Stone steps down to private entrance door with part opaque patterned wooden door, which opens to:**

**Entrance hall side aspect opaque patterned windows, wooden parquet flooring, fitted recessed wall shelving, radiator and doors to:**

**Cloakroom:** concealed cistern WC, pedestal wash hand basin, tiled flooring, space for coats and shoes, fitted wall cupboard housing fuse box, part tiled walls, radiator and extractor fan.

**Family Room/Bedroom 3:** 9'11 x 9'8 side aspect window, fitted cupboard with shelving (option to remove to open access into living room) and radiator.

**Living Room:** 12'6 x 12'2 rear aspect French windows with windows over opening into garden, limestone fire surround and hearth with inset electric coal effect fire and radiator.

Part glazed opaque patterned internal door with side windows into:

**Breakfast Room:** 10'6 x 9'5 wooden parquet flooring, radiator, stairs rising to first floor and door into:

**Kitchen:** 9'5 x 7'7 rear aspect window, granite worktop space and a good selection of eye and base level painted wooden units, fitted Neff electric oven with 4 ring gas hob and Neff extractor hood above, integrated Bosch fridge/freezer, integrated Neff dishwasher, space for an American style fridge/freezer, integrated Bosch dishwasher, fitted Hotpoint washer/dryer,

1 ½ bowl stainless steel sink with mixer tap, Amtico wooden effect flooring, tiled splash back, heated towel rail and under stairs storage cupboard with lighting.

**Stairs up to first floor landing with fitted cupboard with internal shelving, over door fitted storage cupboard, radiator and doors to:**

**Bathroom:** rear aspect window, panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin with mixer tap over and cupboards and drawers under, concealed cistern WC, corner glazed walk in shower cubicle with wall mounted shower attachment, part tiled walls, radiator with heated towel rail element, tile effect laminate flooring, airing cupboard housing the water cylinder with shelving for linen and cupboard over and extractor fan.

**Bedroom 1/Master Bedroom:** 12'9 x 12'5 rear aspect window, fitted single wardrobe with hanging rail and shelving, fitted dressing table unit with drawers, fitted sliding door double wardrobes with hanging rails and internal shelving and cupboards over and radiator.

**Bedroom 2:** 11'6 x 10'5 side aspect window, under stairs storage cupboard with hanging rail and shelving, radiator and stairs up the second floor and:

**Study:** 9'5 x 9'3 side aspect window, fitted desk unit with shelves, drawers and cupboards, fitted wall shelves, radiator and door into:

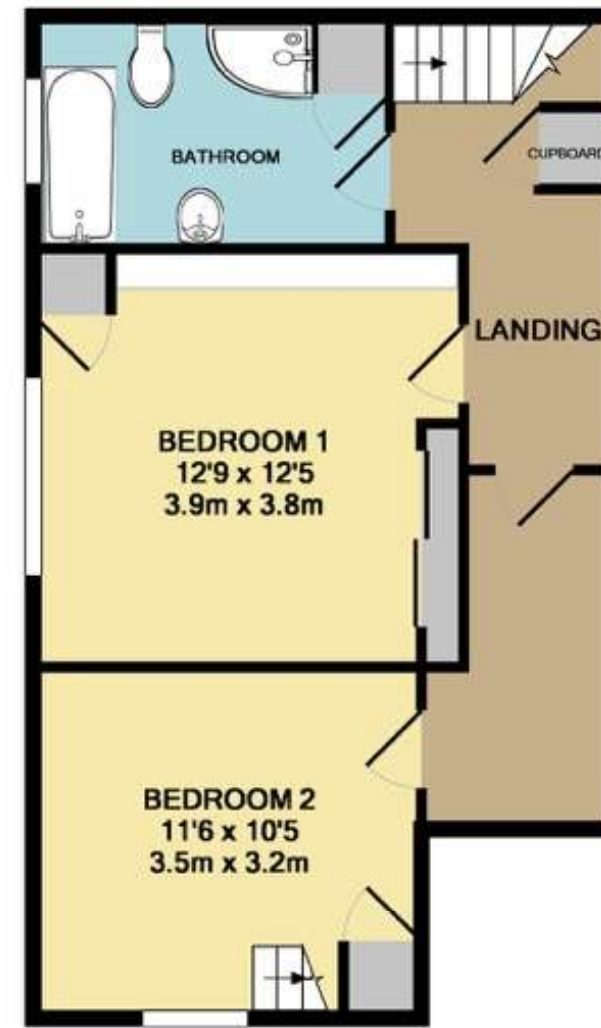
**Attic Room:** 10'11 x 9'3 side aspect opaque Velux window and door into deep eaves storage cupboard with lighting.



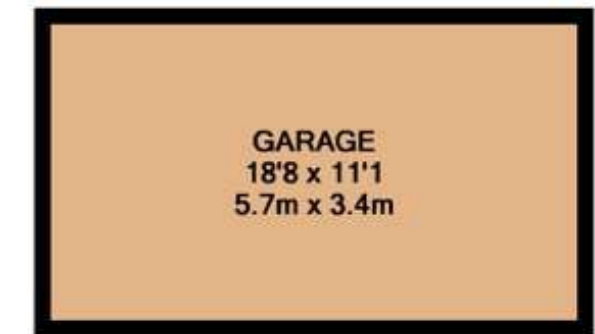




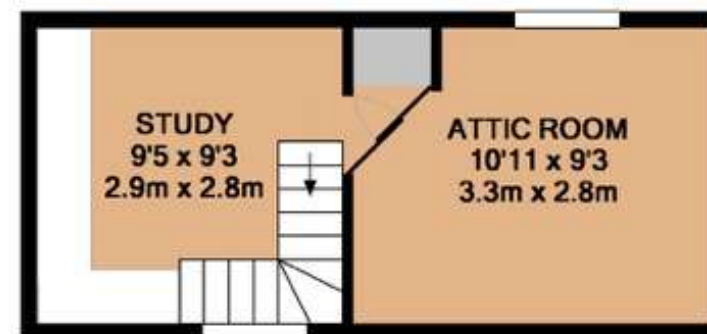
GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



2ND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
60	66
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
58	65
England & Wales	
EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.8 SQ.M.)

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**Outside:** To the front of the property is a gravelled driveway with an allocated parking space and a number of visitor parking bays. Mature plants and hedging frame the perimeter with well-maintained areas of lawn and stocked flower beds. A garage block houses the apartment's single garage (18'8 x 11'1) with electric up and over door, with lighting and electricity and an electric opening ceiling hatch with drop down ladder into mezzanine storage space (18'8 x 11'1). There is also access into and use of a communal storage room. To the rear is a private garden laid mainly to lawn with a large paved terrace area stretching the width of the house directly behind the living room and kitchen, perfect for alfresco dining. Mature hedging, trees, plants and shrubs sit at all perimeters. The communal grounds that surround the house, stretch to approximately 3 acres with lawns and mature plants, trees and foliage.

**General:**

Tenure: Share of Freehold / Length of Lease: 978 years  
 Service Charge/Ground Rent: £300.00 P/M  
 Local authority: Tunbridge Wells Borough Council  
 Council tax: Band G (£2,849) / EPC: D (60)

**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.



