

33 Bidborough Ridge, Bidborough





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Impressive 4-Bedroom Detached Family Home With Spectacular Views

Accommodation Summary

- 1930s detached house
 - 4 bedrooms
- 2 large reception rooms
- Stunning garden room
- Kitchen/breakfast room
 - Utility room
 - Home office
- Landscaped gardens, south facing to the rear
 - Garage and off-street parking
 - Outstanding views



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Elevated and peaceful in its prized ridge position with glorious panoramic views across the Weald, this wonderful property stands proud.

Set back from the road by a smart block brick driveway flanked by raised lawn and high mature hedging on both sides, the house is perfectly placed to enjoy its exquisite views.

With a garage set neatly to the left, a pretty gabled porch welcomes you into this wonderful detached family home.

Beyond, a spacious reception hallway with a useful guest cloakroom is brightened by a large mid-landing picture window casting patterns of light onto its warm wooden flooring.

The layout and flow of the home is fabulous with the current owners maintaining its character and style as they have sensitively extended it over the years. They truly have created a house of dreams with its substantial layout ideal for family life.

To the right is the spacious living room which is a welcoming space with wooden flooring and a beautiful fireplace adding character and warmth in the colder months.

Through glazed French doors at the rear, is the stunning garden room flooded with light from its expanse of glass and vaulted roof lanterns. It is a sophisticated space, perfect for relaxing or entertaining in. Three sets of floor to ceiling bi-fold doors spanning the width of the back and side walls effortlessly slide open to extend your living space into the lush green garden beyond.

Next door the dining room's traditional space delivers a great dining experience with a useful serving hatch giving you a glimpse of the kitchen behind.

It is a light and spacious room with plenty of bleached oak cupboards, countertops, space for a large range oven, integrated Neff fridge/freezer and Bosch dishwasher. The large window above the sink brings the outside in while a table height breakfast bar is perfect for your morning coffee.

Behind is the spacious utility room with storage cupboards, another sink for muddy paws and boots, room for additional appliances and front and rear access into the garden. A beamed veranda links the utility room with the garage to the front enabling pedestrian access.

Returning to the hallway, the home office is ideal to escape the morning commute or alternatively it would make a wonderful playroom, close enough to the kitchen for you to keep a watchful eye as they play.

The wide stairs take you up to a landing which has access into the insulated loft and wonderful uninterrupted panoramic views to the front.

The tranquil master bedroom suite to the far right has sweeping views to the front, an abundance of fitted wardrobes and access into its luxurious en-suite bathroom at the rear.

There are three further bedrooms, two of which are large doubles with glorious garden views and vanity units.

The large family bathroom is fresh and modern with a large corner bath, separate shower cubicle and a window to take advantage of the wonderful views.

Outside at the rear, a paved Indian Sandstone terrace, perfect for alfresco dining, sits behind the kitchen and garden room with paved steps leading up to the beautiful sunny garden. It is laid mainly to lawn with a pretty mix of mature stocked beds, conifers and flowers. To the rear on the left is a further paved terrace with wooden pergola adorned with climbing plants for shade. There is a wooden shed for garden equipment and large sleeper enclosed boxes for seeds or vegetables. The garden is fully enclosed, secluded and secure with perimeter high mature hedging and shrubs and close boarded fencing, making it ideal for kids and pets.



With breath taking landscape views, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is the perfect family home. A must see!

Gable roofed enclosed porch with part glazed wooden entrance door, side aspect double glazed leaded windows, tiled flooring and opaque glazed internal door opening to:

Entrance hall: side aspect double glazed leaded window, wooden flooring, alarm control panel, radiator, stairs with wooden handrail to first floor and doors to:

Cloakroom: side aspect double glazed opaque leaded window, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail and vinyl tile effect flooring.

Living Room: 23' 10 x 12' 10 front aspect double glazed leaded window, fireplace with wooden mantle over, marble surround and hearth with inset cast iron Jetmaster Fire Box, wooden flooring, radiators and fully glazed French doors into:

Garden Room: 25' 4 x 10' 11 side and rear aspect glazed bi-fold doors overlooking the garden, two vaulted roof lanterns with openings, tiled flooring with underfloor heating and fully glazed French doors into:

Dining Room: 15' x 12' 6 sealed opening in chimney breast that can be re-opened for use as fireplace, wooden flooring, radiator and serving hatch into:

Kitchen/breakfast room: 16' 4 x 10' 9 rear aspect double glazed leaded window, space for large range oven with recessed fitted extractor fan, integrated Bosch dishwasher, integrated Neff fridge/freezer, Panasonic microwave in eye level housing, stainless steel 1 ½ bowl sink with drainer and mixer tap, vinyl tile effect flooring and radiator. The kitchen has plenty of laminate worktop space and a good selection of bleached

oak eye and base level units installed by Danmar Kitchens, West Malling, with a table height breakfast bar and part opaque glazed door into:

Utility Room: 11' 3 x 6' 6 side aspect double glazed leaded window, 1 ½ stainless steel sink with drainer and mixer tap over, space and plumbing for appliances, part tiled walls, tiled flooring, laminate worktop space, bleached oak cupboards, one base level and a double tall housing unit, wall hung combination boiler, rear and front aspect part glazed doors giving access to a beamed veranda leading into garage with pedestrian rear access and rear garden.

Home Office: 13' 7 x 8' 1 side aspect double glazed leaded windows, storage cupboard and radiator.

Stairs up to first floor landing with front aspect double glazed leaded window, ceiling loft access hatch with drop down ladder into insulated loft space with lighting and electricity and doors to:

Bedroom 1/Master Bedroom: 17' x 11' 7 front aspect double glazed leaded window, part mirrored fitted wardrobes with hanging rails, internal shelving and drawers, radiators and opaque glazed door into:

En-suite bathroom: rear aspect double glazed leaded window, part tiled walls, vinyl wooden effect flooring, pedestal wash basin with mixer tap, low level WC, panel enclosed bath with mixer tap and hand-held shower attachment.

Bedroom 2: 15' x 12' 6 rear aspect double glazed leaded window, vanity unit with wash hand basin with mixer tap over and cupboard under and radiator.

Bedroom 3: 16' 4 x 10' 9 rear aspect double glazed leaded window, vanity unit with wash hand basin with mixer tap over and cupboard under, airing cupboard housing water cylinder with shelving for linen and radiator.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	72
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
62	72
England & Wales	
EU Directive 2002/91/EC	

GROUND FLOOR

TOTAL APPROX. FLOOR AREA 2169 SQ.FT. (201.5 SQ.M.)

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Bathroom: front aspect double glazed leaded window, side aspect double glazed opaque leaded window, pedestal wash hand basin with mixer tap over, corner panel enclosed bath with mixer tap, corner shower cubicle with thermostatic Aqualisa wall mounted shower, low level WC, vanity unit with cupboard under, part tiled walls, tiled flooring and radiator.

Bedroom 4: 9'2 x 7'2 front aspect double glazed leaded window and radiator.

Outside: To the front of the property are two curved low level brick walls with raised lawn areas behind with high hedging at both perimeters. Centrally there is a block brick driveway with parking for up to 6 cars, lighting and brick steps to the front door. To the left is an attached garage. A wooden gate to the right side provides rear garden access. To the rear is a garden laid mainly to lawn with a paved Indian Sandstone terrace area, wooden shed, a paved rear terrace with wooden pergola, stocked flower beds, conifer trees, plants, flowers, shrubs and sleeper enclosed seed/vegetable boxes. The south facing rear garden is enclosed on all sides by mature hedging, shrubs, trees and close boarded fencing.

Garage: 15'8 x 9'10 with side aspect double doors, front aspect double glazed leaded window, rear aspect part glazed pedestrian door, lighting and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£2,849.00) / EPC: D (62)

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 44 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.



