

2 The Glebe, Bidborough





2 The Glebe, Bidborough

Double Fronted 3-Bedroom House in Popular Village Location

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
- Kitchen/dining room
 - Living room
 - Family room
- Home Office/4th bedroom potential
 - Shower room
 - Bathroom
- Garden and off-road parking
- Sought after village location



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Sitting on a quiet cul-de-sac with an excellent primary school, a stunning rural back drop and the popular Kentish Hare gastro pub on its doorstep, this home is ideally positioned.

A hard surface driveway with room for 2 cars leads a path to the entrance door that welcomes you into this wonderful family home.

First on your left is the bright living room with a large window to the front that floods the room with light. It is a welcoming space with wooden effect flooring stretching seamlessly into the dining room behind giving a sense of light and space.

The fabulous dining room, also accessed directly off the kitchen, overlooks the garden bringing views of the outside in as you eat.

The kitchen to the right is light and spacious with plenty of cupboards, worktop space, room for appliances and an open lobby area with fitted cabinetry for storage.

A large family room accessed from the kitchen and to the right of the hallway has plenty of room for large sofas making the space perfect for family living and entertaining.

Next door is a large home office, currently set up as a music room but with a spacious en-suite shower room it could easily double as a guest room or a 4th bedroom.

Climbing the central carpeted stairs to the first floor there are three bedrooms, two of which are generous doubles with fitted wardrobes. A stylish and contemporary bathroom with shower over the bath completes the floor.

Outside at the rear, paved terraces, perfect for summer dining, sit at the back of the dining room and kitchen and to the rear at the side. A lawned area edged with flower beds, mature hedging and close boarded fencing with access to a brick storage shed completes the garden which is enclosed and secure for children and pets.

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!

Part opaque glazed entrance door which opens to:

Entrance Hall with space for coats, wooden effect flooring and doors to:

Living Room: 10'8 x 16'9 front aspect double glazed window, wooden effect flooring, radiators and opening into:

Kitchen/Dining Room: 24'11 x 13'6 rear aspect sliding double glazed doors opening onto the garden terrace, rear and side aspect double glazed windows, side aspect glazed door giving rear garden access, wooden effect flooring, Neff oven, 5 ring gas hob, Neff stainless steel extractor fan, 1 ¼ stainless steel sink



with mixer tap over and drainer, space for fridge/freezer, space and plumbing for washing machine and wall hung Worcester combination boiler. The kitchen has plenty of worktop space with a good selection of wooden effect eye and base level units, with a lobby area with fitted cupboards with some open shelving and a door opening into:

Family Room: 11' 10 x 16' 9 front aspect double glazed window, radiator and door opening into:

Home Office/Potential 4th Bedroom: 7' 7 x 12' front aspect double glazed window, radiator and door opening into:

Shower Room: rear aspect opaque window, low level WC, corner shower enclosure with Mira shower, pedestal wash hand basin with mixer tap, heated towel rail, low level cupboard with open shelving, tall cupboard with shelving, part tiled walls and tiled floor.

Stairs up to first floor landing with rear aspect double glazed window, ceiling loft access hatch with drop down ladder, airing cupboard housing the water cylinder with shelving and doors to:

Bathroom: rear aspect opaque window, P shaped shower bath with wall mounted shower and fittings, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail, tiled walls and linoleum flooring.

Bedroom 1: 12' 1 x 10' 3 front aspect double glazed window, double sliding mirrored wardrobe with hanging rail and shelf, fitted tall cupboards with shelving, fitted bedside tables with drawers and radiator.

Bedroom 2: 11' 2 x 11' 10 front aspect double glazed window, wall of fitted wardrobes with hanging rails, shelving, cupboards and desk unit and radiator.

Bedroom 3: 7' 11 x 8' 9 rear aspect double glazed window and radiator.

Outside: To the front of the property is a hard surface driveway with off street parking for several cars with stocked flower beds fronting the house. To the rear the garden is laid mainly to lawn with stocked flower beds, paved terracing and a brick storage shed. It is fully enclosed by high mature hedging and close boarded fencing.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,709.00)

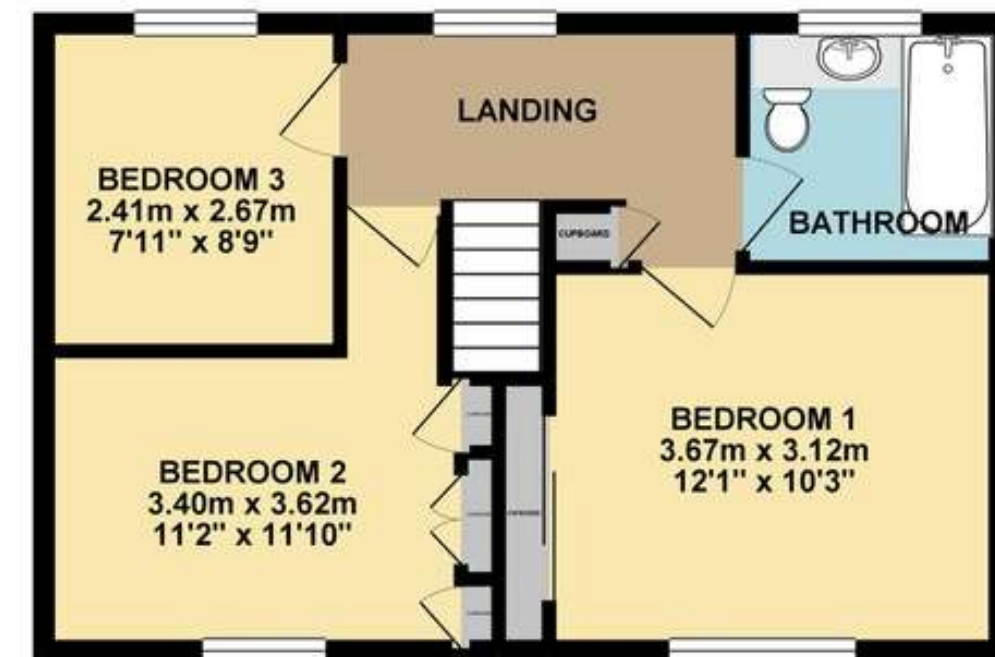
EPC: C (70)



GROUND FLOOR 70.77 sq. m.
(761.77 sq. ft.)

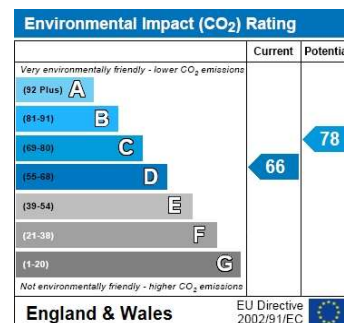
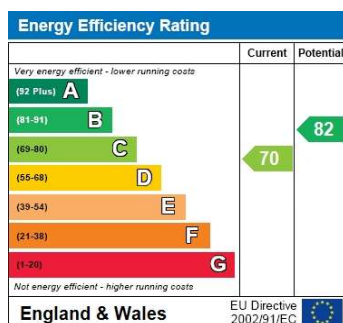


1ST FLOOR 39.78 sq. m.
(428.17 sq. ft.)



TOTAL FLOOR AREA : 110.55 sq. m. (1189.95 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019





Area Information: Bidborough

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.

