

# 1 Mill Court, Bidborough







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*Substantial Stylish 5-Bedroom Family Home in Private Cul-De-Sac*

## **Accommodation Summary**

- 5 double bedrooms, 3 en-suite
- Master bedroom suite with dressing area and en-suite
- Bedroom 2 suite with dressing area, balcony access and en-suite
- Modern bathroom
- Living room
- Dining room
- Stylish kitchen/breakfast room
- Boot room/utility
- Integrated storeroom
- Private garden and additional communal garden space



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Set on a quiet private cul-de-sac, this home's elegant, light filled interior delivers a family friendly contemporary style of living in an idyllic semi-rural setting.

Its exterior is a mix of exposed brick and white weatherboarding which is fronted by a smart block brick driveway.

A pretty canopied entrance door opens into the hallway with its useful guest cloakroom and warm wooden flooring which contrasts beautifully with its neutral décor.

First on the right is the spacious living room which is flooded with light from its large front window. It has plenty of room for large family sofas.

Opening to the rear is the dining room, with garden views. It is conveniently placed next to the kitchen.

Next door the stylish kitchen is well designed with a central island for you to sit and enjoy your morning coffee. There are plenty of cream units topped with work surfaces which separate the integrated appliances and the window is cleverly placed above the sink enabling you to watch the children play while you wash up.

A separate boot room/utility space behind offers access to the garden, housing for extra appliances and a sink ideal for muddy boots or paws.

There is also an integral store room accessed through a front aspect up and over door for bikes and general storage needs.

Climbing the stairs to the first floor, four double bedrooms lead off the light and spacious landing. Bedroom 2, which is currently used as a family room, has a balcony which delivers open countryside views, a dressing area with two sets of triple wardrobes flanking the entrance to a large en-suite bathroom which has utility facilities.

Another of the bedrooms has a contemporary en-suite and a modern family bathroom completes the floor.

A further flight of stairs leads you up to the second floor with a generous master bedroom, a dressing area and a separate modern bathroom.

Outside to the rear, there is a paved and a decked terrace which both afford plenty of space for alfresco dining and entertaining, with an area of lawn to the side. With a lush green backdrop of trees and front driveway access, the garden is fully enclosed making it a safe sanctuary for pets and children. However, that is not all as together with your Mill Court neighbours, you will have use of a communal paddock to the front of the property.

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. It is also within walking distance of Bidborough's highly regarded primary school, picturesque cricket green, recreation ground, petrol station, local shop and popular gastro pub.

This immaculate family home has been well thought out and sensitively planned for modern family life. An absolute must see!







**Canopied entrance door, which opens to:**

**Entrance hall with oak wooden flooring with underfloor heating, fitted under stairs shelving unit with drawers and doors opening into:**

**Cloakroom:** tiled flooring with underfloor heating, concealed cistern WC, pedestal wash hand basin with mixer tap over and extractor fan.

**Reception 1/Living Room:** 12 x 16'9 front aspect double glazed window, carpeted flooring with underfloor heating, opening in chimney breast and glazed doors opening into:

**Reception 2/Dining Room:** 12 x 12'9 rear aspect double glazed window, oak wooden flooring with underfloor heating and opening into:

**Kitchen/Breakfast Room:** 18'6 x 16'7 rear and side aspect double glazed windows, rear aspect glazed door opening into garden, integrated double AEG ovens, Siemens 5 ring induction hob with stainless steel extractor fan above, inset 1 ½ stainless steel sink with mixer tap over, integrated dishwasher, space for fridge/freezer, fitted microwave, space for wine fridge and tiled flooring with underfloor heating. The kitchen has plenty of stone quartz worktop space and a good selection of cream eye and base level units. There is a central island with cupboards, a pull-out bin and a breakfast bar area with space for three bar stools with door opening into:

**Boot Room/Utility:** 11'5 x 5'11 side aspect part glazed door opening into garden, tile effect laminate flooring, stainless steel sink with mixer tap,

base level cupboards with countertop, tall housing cupboard, space for coats and shoes and wall hung Potterton boiler.

**Stairs up to first floor landing with radiator and doors opening into:**

**Bedroom 2/Family Room:** 10'6 x 23'11 front aspect double glazed doors opening onto timber balcony, radiators, dressing area with two sets of triple wardrobes with hanging rails and shelves and door opening into:

**En-Suite Shower Room:** rear aspect opaque double glazed window, concealed cistern WC, walk in shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and pull out drawers under, heated towel rail, tiled flooring, radiator and countertop with space and plumbing under for appliances and base level cupboard.

**Bedroom 3:** 12 x 10'10 front aspect double glazed window, sliding door double wardrobe with hanging rail, chest of drawers and shelving, radiator and door opening into:

**En-Suite:** front aspect opaque double glazed window, concealed cistern WC, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and pull out drawers under and heated towel rail.

**Bedroom 4:** 9'10 x 12'1 rear aspect double glazed window, and radiator.





GROUND FLOOR 75.37 sq. m.  
( 811.28 sq. ft. )



1ST FLOOR 82.33 sq. m.  
( 886.19 sq. ft. )



2ND FLOOR 47.74 sq. m.  
( 513.84 sq. ft. )



TOTAL FLOOR AREA : 205.44 sq. m. ( 2211.31 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.  
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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	
77	82
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
72	77
England & Wales	
EU Directive 2002/91/EC	



**Bedroom 5:** 10`1 x 12`1 rear aspect double glazed window, airing cupboard housing the boiler with shelving for linen and radiator.

**Bathroom:** wooden panel enclosed bath with mixer taps and hand held shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, heated towel rail, part tiled walls and tiled flooring.

**Stairs up to second floor with front aspect Velux window and opening into:**

**Dressing Area:** 15`4 x 10 with fitted open wardrobes with hanging rails.

**Master Bedroom:** 19`1 x 16`3 rear aspect Velux windows, radiators and door opening with access into:

**En-Suite:** rear aspect Velux window, concealed cistern WC, walk in double shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and pull out drawers under, heated towel rail, radiator and tiled flooring.

**Outside:** To the front is a block brick driveway with a stocked flower border to the left perimeter and a wooden gate to the side giving rear garden access. To the rear is a paved terrace, a decked terrace, an area of lawn and some raised flower beds. It is fully enclosed by high close boarded wooden fencing and wall and has some mature plants providing screening. There is use of a separate communal paddock opposite the property.

**Garage Store Room:** 11`5 x 10`10 an up and over door gives access to a storage area.

**General:**

Tenure: Freehold

Service Charge: £825.00 P/A

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,008.00)

EPC: C (77)





