

Bramley House, Mill Court, Bidborough, Tunbridge Wells





Bramley House, Mill Court, Bidborough, Tunbridge Wells TN3 0XN

Charming Detached 5-Bedroom House in Private Cul-De-Sac

Accommodation Summary

- 5 bedrooms, 2 en-suite
- Bedroom 1 with dressing area and en-suite
 - Modern bathroom
- Living room and dining room
 - Separate home office
- Spacious kitchen/breakfast room
 - Boot room/utility
- Integrated garage & driveway with parking for 2 cars, plus additional car port and guest parking
- Private garden and additional communal garden space
- Close to good schools and popular village pub



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Set on a quiet private cul-de-sac, this home delivers a family friendly style of living in an idyllic semi-rural setting. 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.

Its red brick and hanging tile exterior sit neatly below a pitched tiled roof with a high hedge wrapping around the garden to the front, providing privacy.

A smart block brick driveway, with parking for two cars, fronts the integral garage, with rear garden access to the side.

Its canopy covered entrance door opens into the wide and welcoming hallway with its neutral décor and useful guest cloakroom.

First on the right is the home office, with fitted double desks, wall shelves and storage cupboards, brightened by its front aspect window.

Opposite is the spacious living room which is flooded with light from its bay window to the front and dual aspect side windows. It has plenty of room for large family sofas and a limestone fireplace with gas effect fire adds warmth in the colder months.

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

Next door is the kitchen/breakfast/family room which is well designed with an island for you to sit and enjoy your morning coffee. There are plenty of wooden units topped with granite work surfaces which separate the integrated appliances, and the window is cleverly placed above the sink. The open plan aspect of the breakfast/family room to the side makes it a very social space.

A separate utility room next door offers extra cupboards for storage, housing for appliances and a sink ideal for muddy boots or paws.

There is also a side door opening into the garden and internal access into the integral garage.

Climbing the stairs to the first floor, there are five double bedrooms, two with en-suite shower rooms and all with fitted wardrobes.

A family bathroom completes the floor.

Outside to the rear, there is a paved terrace, perfect for alfresco dining, with an area of lawn and mature stocked flower beds behind. There is also a wooden shed for all your garden tools, and it is fully enclosed making it a safe sanctuary for pets and children. The lawn at the front of the house is edged by the hedge and pretty planting. 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. There is also one allocated parking space in the open wooden garages opposite the house.

This fantastic home has open countryside on its doorstep but is also a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!





Canopied entrance door, which opens into:

Entrance Hall: front aspect double glazed window, under stair storage cupboard, wall mounted alarm control panel and doors opening into:

Cloakroom: tiled flooring with underfloor heating, part tiled walls, WC, vanity shelf, wash hand basin and extractor fan.

Home Office: 8'6 x 11'5 front aspect double glazed window, fitted double desks, storage cupboards, open wall shelving and carpeted flooring with underfloor heating.

Living Room: 17'3 x 22'11 front aspect double glazed bay window, side aspect double glazed windows, Limestone fireplace and hearth with gas effect fire insert, carpeted flooring with underfloor heating and glazed doors opening into:

Dining Room: 12'4 x 15'1 rear and side aspect double glazed windows, rear aspect French doors opening into the garden, carpeted flooring with underfloor heating and door opening into:

Breakfast/Family Room: 13 x 15'1 rear aspect double glazed window, tiled floor with underfloor heating and opening into:

Kitchen: 13'11 x 12'7 rear aspect double glazed window, inset twin bowl sink with mixer tap, integrated double AEG oven in tall housing unit, AEG hob, splashback, glass and stainless steel extractor, integrated dishwasher, integrated fridge/freezer and tiled flooring with underfloor heating. The kitchen has plenty of granite worktop space and a good selection of wooden effect eye and base level units with pan drawers, larder unit, dresser style cupboard, wine rack and a central island with space for bar stools.

The kitchen extends to the side with a side aspect stable door giving garden access, and doors opening into:



Integral Garage: with front aspect double doors, lighting, and electricity.

Utility Room: stainless steel sink with mixer tap and drainer, base level cupboard with countertop, tall housing cupboard with shelving and space and plumbing for appliances.

Stairs up to first floor landing with airing cupboard housing the water cylinder with shelving for linen and doors opening into:

Bedroom 1: 15'5 x 16'8 rear aspect double glazed windows, radiators, fitted wardrobes with hanging rails and shelves and door opening into:

En-Suite: side aspect opaque double glazed window, concealed cistern WC, shower cubicle with wall mounted shower attachment, panel enclosed bath with tiled splashbacks, wash hand basin and radiator.

Bedroom 2: 10'2 x 13'1 front aspect double glazed window, fitted wardrobes with hanging rails and shelves, radiator and door opening into:

En-Suite: side aspect opaque double glazed window, concealed cistern WC, shower cubicle with wall mounted shower attachment, vanity style wash hand basin with mixer tap and mirror over, heated towel rail, tiled flooring, and part tiled walls.

Bedroom 3: 14'2 x 9'11 front aspect double glazed window, fitted wardrobes with hanging rails and shelves and radiator.

Bedroom 4: 11'5 x 10'8 rear aspect double glazed window, fitted wardrobes with hanging rails and shelves and radiator.

Bedroom 5: 10'4 x 13'1 front aspect double glazed window, fitted wardrobe with hanging rail and shelf, storage cupboard and radiator.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 262.70 sq. m. (2827.68 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	
74	82
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	
70	84
England & Wales	
EU Directive 2002/91/EC	



Bathroom: panel enclosed bath with mixer taps and handheld shower attachment, shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, concealed cistern WC, heated towel rail, part tiled walls and tiled flooring.

Outside: To the front is a block brick driveway with parking for several cars, access into the integral garage and rear garden access to the side. There is an area of lawn with perimeter hedging and mature plants and flowers. To the rear is a paved terrace, an area of lawn with some stocked flower beds and a wooden shed for storage. It is fully enclosed by close boarded wooden fencing and wall and has some mature plants. A communal paddock is opposite the property with additional parking and guest parking. There is also one allocated parking space in the open wooden garages opposite the house.

General:
 Tenure: Freehold
 Service Charge: £850.00 P/A
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band G (£3,280.00) / EPC: C (74)

Area Information: BIDBOROUGH, Tunbridge Wells, Kent

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, whose station is a mere 3.3 miles away. 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 spoilt for choice.



