

# The Coach House, The High Street, Bidborough









# The Coach House, The High Street, Bidborough TN3 0UP

*Unique 2-Bedroom Converted Coach House With Spectacular Views*

## Accommodation Summary

- Detached coach house conversion (no onward chain)
  - 2 double bedrooms, 1 en-suite
- Living room with views and balcony access
  - Dining room
  - Kitchen/breakfast room
  - Utility room
  - Study
  - Shower room
- Off street parking and garden
- Storeroom, greenhouse and large shed



Tel: 01892 514 189

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

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)





Tucked away from the village's attractive quiet high street is a unique detached home with stunning open countryside views.

Built in the early 1840s, and converted in the 1980s, this home mixes original features with skilled conversion updates that blend seamlessly together.

An off road shared drive winds down to the property, a pair of gates opening into its enclosed paved driveway that fronts the house.

Its beautiful fan light and circular windows add style and charm to the exterior, giving a nod to its architectural heritage.

Double wooden entrance doors with a glazed fanlight above open into the entrance hall. It is wide and bright with a spiral staircase adding interest to the space.

First on the right is the second bedroom, which is a generous double, with dual aspect windows and a shower room conveniently placed next door.

Opposite is the dining room, which has a charming part of the original stable block, separating it from the kitchen/breakfast room beyond. It is a large versatile space, perfect for entertaining and could easily double as a second reception room.

The kitchen is a light and spacious room with plenty of wooden cupboards, countertops, space for a large range oven and fridge/freezer. The large window above the sink brings the outside in while there is plenty of room for a table and chairs 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 access into the garden and driveway. A covered walkway links the utility room with the storeroom which has a beautiful lean to greenhouse behind.

The home office to the rear 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.

Returning to the hallway, the spiral staircase leads you up to the vast first floor living space with sliding glass doors at the far end opening onto a sit on balcony to delight in the spectacular countryside views. It has plenty of room for sofas and a dining table and chairs and could be adapted to offer further bedroom space, if required.

Completing the property is the master bedroom which has an en-suite bathroom and a wall of fitted wardrobes.

Outside the pretty stocked garden is private and offers paved terracing, an area of lawn and a large wooden shed to the rear.

With splendid far reaching westerly views of the High Weald and being a short walk from the outstanding village primary school and local amenities, it is perfectly placed.

It is also a stone's throw from easy access to the M25 and fast rail connections to central London, so this property could deliver the perfect home for families with professional needs or a developer with an eye for detail. A must see!







**Entrance door, which opens to:**

**Entrance Hallway:** wooden flooring, front and rear aspect fan light windows, fitted cupboard with hanging rail, radiators, spiral staircase rising to the first floor and doors opening into:

**Shower Room:** rear aspect opaque window, fitted cupboard housing the boiler, corner shower cubicle with wall mounted shower attachment, low level WC, vanity unit with wash hand basin, cupboards and drawers under and tiled counter top, tile effect laminate flooring and radiator.

**Bedroom 2:** 16`4 x 12`7 rear aspect window, front aspect widow with glazed fan light window and radiator.

**Dining Room:** 15`5 x 12`7 front aspect window with glazed fan light window above, radiators, wooden flooring, wooden original stable block partition and opening into:

**Kitchen/Breakfast Room:** 11`5 x 12`7 side aspect window, tiled flooring, 1 ½ sink with drainer and mixer tap, space for range oven, space for fridge/freezer, wall mounted electric radiator, wooden eye and base level cupboards and door opening into:

**Utility Room:** 8`3 x 8 front aspect window, stainless steel sink and mixer tap, tiled flooring, space and plumbing for appliances, storage cupboards with shelving, wall hung glazed cupboard, side aspect door, radiator and door opening into:

**Home Office:** 10`4 x 8 side aspect window, side aspect part glazed door opening onto garden terrace and radiator.

**Spiral staircase rising to the first floor:**

**Living Room:** 26`10 x 13`7 front aspect windows, side aspect sliding glazed doors opening onto sit on balcony, wooden flooring, radiators, fitted wall shelving, fitted window seat, false chimney breast with raised tiled hearth, opening into hallway area with front aspect circular window, wooden flooring and door opening into:

**Bathroom:** rear aspect opaque window, tile effect laminate flooring, ceiling loft hatch, vanity unit with tiled counter top, cupboards under, wash hand basin over, wall recessed mirror, low level WC, radiator and panel enclosed bath with mixer tap and hand held shower attachment.

**Bedroom 1:** 20`1 x 12`7 front aspect windows, fitted wardrobe, part mirrored, with hanging rails, shelves and drawers, airing cupboard housing water cylinder with shelving for linen and shelving and radiator.

**Outside:** the house is set back from the road by a shared hard surface driveway leading to a pair of wooden gates opening into the property's paved driveway with parking for up to 4 cars. There is a storeroom with an external log store cupboard and a glazed greenhouse attached to the rear and accessed through a side aspect door. The rear garden has a mix of raised paved terracing, an area of lawn, mature stocked flower beds and borders and a hard surface pathway that leads to the back of the garden and steps down to a large wooden shed (9`4 x 12`7).





ENTRANCE FLOOR 117 sq. ft.  
( 10.9 sq. m. )



GROUND FLOOR 931 sq. ft.  
( 86.5 sq. m. )



1ST FLOOR 690 sq. ft.  
( 64.1 sq. m. )



TOTAL FLOOR AREA : 1738 sq. ft. ( 161.4 sq. m.) 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

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			
England & Wales		61	78
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			
England & Wales		55	74
EU Directive 2002/91/EC			





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,607)

EPC: D (61)

**Area Information:** BIDBOROUGH, 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.

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 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.





