

2 Mill Court, Bidborough





2 Mill Court, Bidborough TN3 0XN

Charming Barn Style 4-Bed House in Private Cul-De-Sac

Accommodation Summary

- Terraced house, with no onward chain
 - 4 bedrooms, 2 en-suite
 - Sit on balcony
 - Living room
 - Dining room
 - Kitchen/breakfast room
 - Utility room
 - Integral garage
- Private garden and communal field
- Driveway with parking for 2 cars and additional guest parking



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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 weatherboard clad exterior is fronted by a smart block brick driveway, with parking for two cars, with a timber sit on balcony adding charm and interest.

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

First on the left is the spacious living room which is flooded with light from its full height front aspect 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.

At the far right is the kitchen/breakfast room which is well designed with a breakfast bar for you to sit and enjoy your morning coffee. There are plenty of wooden effect units topped with work surfaces which separate the integrated appliances and the window is cleverly placed above the sink.

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

There is also an integral garage accessed from the rear of the kitchen or front aspect door.

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

Bedroom three has the additional benefit of a sit on enclosed balcony which delivers open countryside views.

A modern family bathroom completes the floor.

Outside to the rear, there is a paved terrace, perfect for alfresco dining, with an area of lawn behind and a wooden shed for all your garden tools. It 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.

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!





Entrance door, which opens into:

Entrance Hall: side aspect double glazed window, under stair storage cupboard, wall mounted alarm control panel, 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, part tiled walls and extractor fan.

Living Room: 11'4 x 17'2 front aspect double glazed windows, carpeted flooring with underfloor heating, Limestone fireplace and hearth with gas effect fire insert and glazed doors opening into:

Dining Room: 11'4 x 12'5 rear aspect double glazed windows, rear aspect French doors opening into the garden and carpeted flooring with underfloor heating.

Kitchen/Breakfast Room: 9'7 x 11'4 rear aspect double glazed window, integrated double AEG ovens in tall housing unit, 4 ring gas hob with stainless steel extractor fan above, stainless steel splashback, stainless steel bowl sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer, breakfast bar and tiled flooring with underfloor heating. The kitchen has plenty of worktop space and a good selection of wooden effect eye and base level units. A front aspect door opens into:

Integral Garage: 11'2 x 16'5 with front aspect up and over door, lighting and electricity.

Utility Room: rear aspect stable door opening into the garden, 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 ceiling loft access hatch, radiator, airing cupboard housing the water cylinder with shelving for linen and doors opening into:

Bedroom 1: 11'4 x 16'3 front aspect double glazed doors with Juliet balcony, radiator, fitted wardrobe with hanging rail and shelf and door opening into:

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

Bedroom 2: 11'4 x 11'3 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator and door opening into:

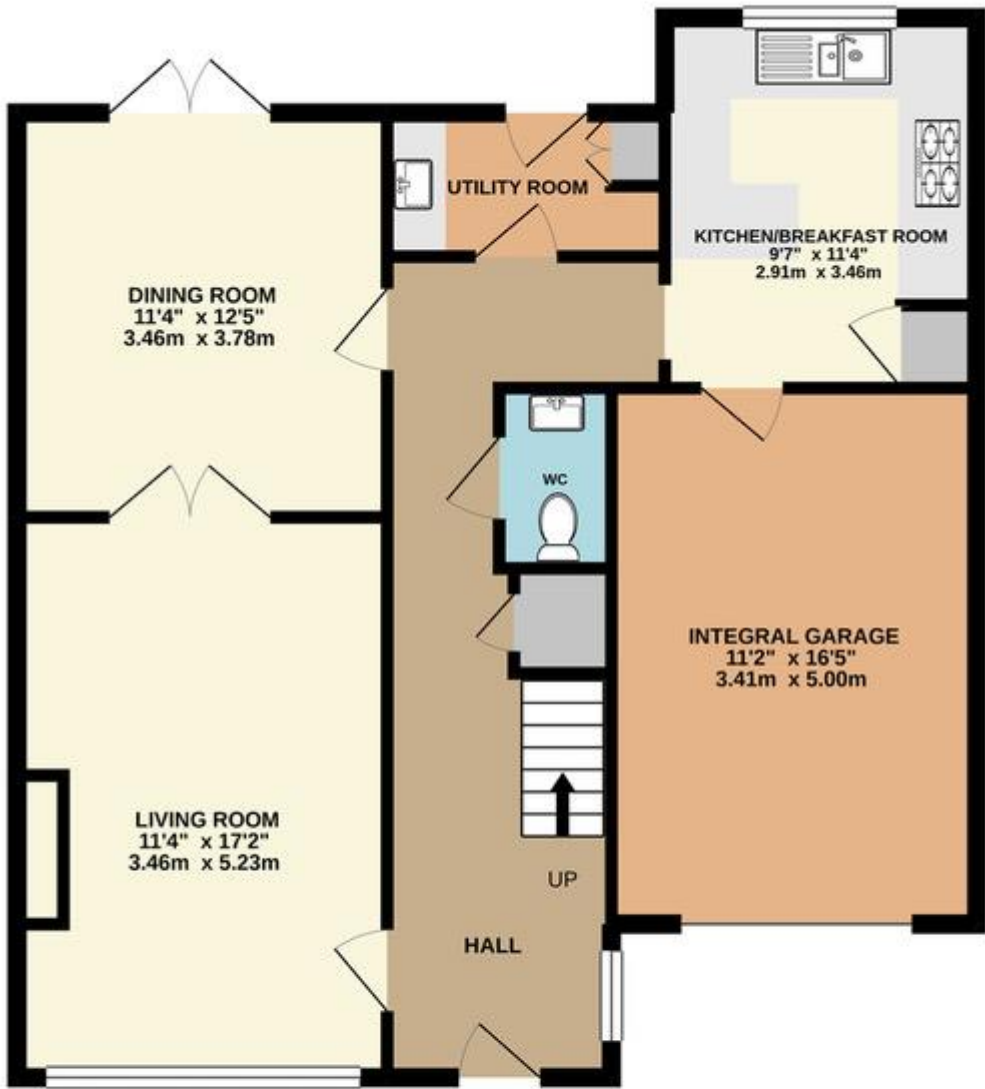
En-Suite: concealed cistern WC, shower cubicle with wall mounted shower attachment, vanity shelf with wash hand basin with mixer tap over, heated towel rail and part tiled walls.

Bedroom 3: 11'2 x 12'5 front aspect French doors opening onto sit on and enclosed decked balcony, and radiator.

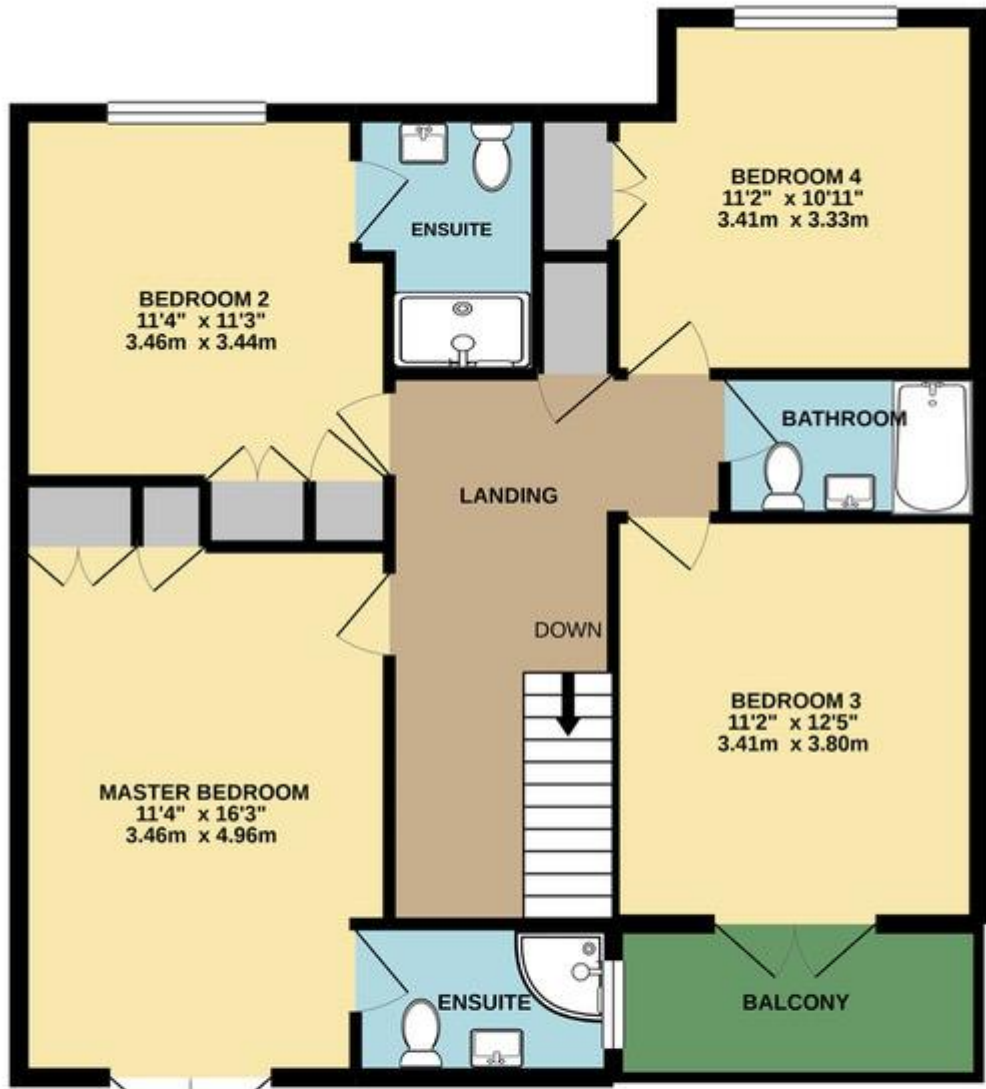
Bedroom 4: 11'2 x 10'11 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		102
(92 Plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

Outside: To the front is a block brick driveway with parking for two cars and access into the integral garage. To the rear is a paved terrace, an area of lawn and some stocked flower beds. It is fully enclosed by close boarded wooden fencing and wall and has some mature plants providing screening. There is a wooden shed for storage. A communal paddock is at opposite the property.

General:

Tenure: Freehold

Service Charge: £825.00 P/A

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,126.00) / EPC: C (77)

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 definitely spoilt for choice.



