

31 Bidborough Ridge, Bidborough, Tunbridge Wells





Bidborough Ridge, Bidborough, Tunbridge Wells TN4 0UT

Substantial 7-Bedroom House With Glorious Gardens and Spectacular Views

Accommodation Summary

- 1920s detached house, with separate annex option
 - 7 bedrooms (6 doubles), 2 en-suite
 - 4 reception rooms
 - Conservatory
 - Kitchen/breakfast/family room
 - Separate utility room
 - 4 bathrooms
 - Garage and off-street parking
 - South facing gardens stretching to approximately 0.5 acres
 - Outstanding views



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This fantastic family home sits in its prized ridge position, with outstanding panoramic views across the Weald.

Within walking distance of the village, its spacious and flexible accommodation delivers family living on a grand scale.

It is screened and set back from the road by a variety of mature greenery that flanks the wide driveway, providing parking for many cars.

With a deep tandem garage set neatly to the left, a part glazed porch with space for muddy boots welcomes you into this wonderful, detached home.

Stepping inside, the welcoming hallway, with useful guest cloakroom, connects its generous reception rooms that run off it at every angle.

First on the right is the spacious drawing room, currently set up as a home treatment room, which is an elegant room flooded with light from its double aspect windows. It has a fireplace that adds character and warmth in the colder months.

Behind is the sitting room which enjoys a brick enclosed real wood fireplace and plenty of room for family sofas. It opens into the dining room at the side, making it a very social space, perfect for family living and entertaining.

Opening to the rear is the conservatory with wrap around windows drawing in light and views of the beautiful garden. It is the perfect space for relaxing in the sun and a set of French doors open onto the terrace and garden beyond.

The dining room delivers a great dining experience, and a glazed door gives you a glimpse of the kitchen behind, which it is conveniently placed next to.

The kitchen is a wonderfully light and spacious room with plenty of wooden cupboards topped with granite countertops, space for a range oven, an American style fridge/freezer and a dishwasher. The large front aspect windows bring in glorious views and the breakfast/family room opens to the right, making it perfect for informal dining and chatting to friends and family as you prepare dinner.

Behind is the inner hall with another guest cloakroom and access up the secondary stairs to the first floor.

At the rear is the music/playroom, which is a superb versatile space, depending on your family needs. With a large utility room next door, previously used as a kitchen, and internal access into the garage, there is also the opportunity to create an annex for older relatives or visiting family and friends. It also enjoys floor to ceiling picture windows and French doors spanning the width of the back wall so that you can enjoy lush green garden views.

The spacious utility room next door has a run of eye and base level units with countertops, another sink for muddy paws and boots, room for additional appliances and front access into the garage and rear garden access.

Two sets of stairs take you up to the first-floor landing which has access into the loft and wonderful uninterrupted panoramic views.

The principal bedroom suite has sweeping views to the front with access onto a wide sit on balcony, an abundance of fitted wardrobes and storage and access into its modern en-suite bathroom with separate shower cubicle.

At the rear, bedroom two benefits from garden views and a contemporary en-suite shower room.

There are five further bedrooms, four of which are large doubles, all with glorious outlooks and three of which have generous fitted cabinetry.

A family bathroom and a modern shower room complete the floor.

Outside at the rear, a paved terrace, perfect for alfresco dining, sits behind the house with paved steps leading up to a further paved terrace and the beautiful south facing garden with outstanding views. It is laid mainly to lawn with a pretty mix of mature stocked beds, trees, plants and flowers. There is a summer house and a wooden shed, and a bike shed to cater for all your storage needs and garden equipment. At the rear is a vegetable garden with raised brick enclosed beds. The garden is fully enclosed and secure with perimeter high mature hedging and shrubs and close boarded fencing, making it ideal for kids and pets.

With breath taking landscape views, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is the perfect family home. A must see!



Porch with glazed entrance door, front and side aspect double glazed windows, tiled flooring, space for coats and shoes and part opaque glazed entrance door opening into:

Entrance Hall: wall mounted alarm control panel, radiator and doors opening into:

Cloakroom: front aspect double glazed opaque window, low level WC, wall hung wash hand basin, part tiled walls, radiator and under stair storage cupboard.

Drawing Room: 12'11 x 15'11 front and side aspect double glazed windows, fireplace with wooden mantle, marble hearth and surround and inset gas effect fire and radiator.

Sitting Room: 17'6 x 13'8 side and rear aspect double glazed windows, brick enclosed real wood fireplace with tiled hearth and wooden mantle, radiators and door opening into:

Conservatory: 10'9 x 11'5 side and rear aspect double glazed windows, rear aspect French doors opening into the garden, tiled flooring and electric heater.

Dining Room: 12'11 x 13'8 rear aspect double glazed window, wooden effect flooring, radiators and door opening into:

Kitchen/Breakfast/Family Room: 24'6 x 24'4 front aspect double glazed windows, tiled flooring with underfloor heating, radiators and a column radiator. The kitchen has plenty of wooden eye and base level units, part opaque glazed, with some internal cupboard lighting and under counter lighting and granite countertops. There is space for a range oven, American style fridge/freezer and dishwasher. There is a granite splash back, stainless steel and glass extractor fan, inset 1 ½ stainless steel sink with Quooker mixer tap, space for tables and chairs and door opening into:

Inner Hall: with doors opening into:

Cloakroom: concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard under, walk in under stair storage cupboard, low storage cupboard, space for coats and radiator.

Music/Playroom: 14'9 x 16'10 rear and side aspect double glazed windows, rear aspect French doors opening into the garden, radiators and door opening into:

Utility Room: 8'4 x 15'1 rear aspect double glazed window, side aspect part glazed door opening into the garden, front aspect door opening into the integrated garage, wooden effect flooring and radiator. The utility room has plenty of eye and base level units, space and plumbing for appliances, sink with drainer and mixer tap, countertops and tiled splashback.

Two sets of stairs up to the first floor landing with front aspect double glazed window, ceiling loft access hatches into two parts of the loft, the west wing has a drop-down ladder and is fully boarded with lighting and the east wing is fully insulated, fitted cupboard with shelving, radiators and doors opening into:

Principal Bedroom: 16'2 x 12'6 front aspect double glazed windows, front aspect French doors opening onto sit on balcony, mirrored fitted wardrobes with double hanging rails, shelving and drawers, over bed fitted cupboards, fitted bedside shelves and drawers, column radiators and door opening into:

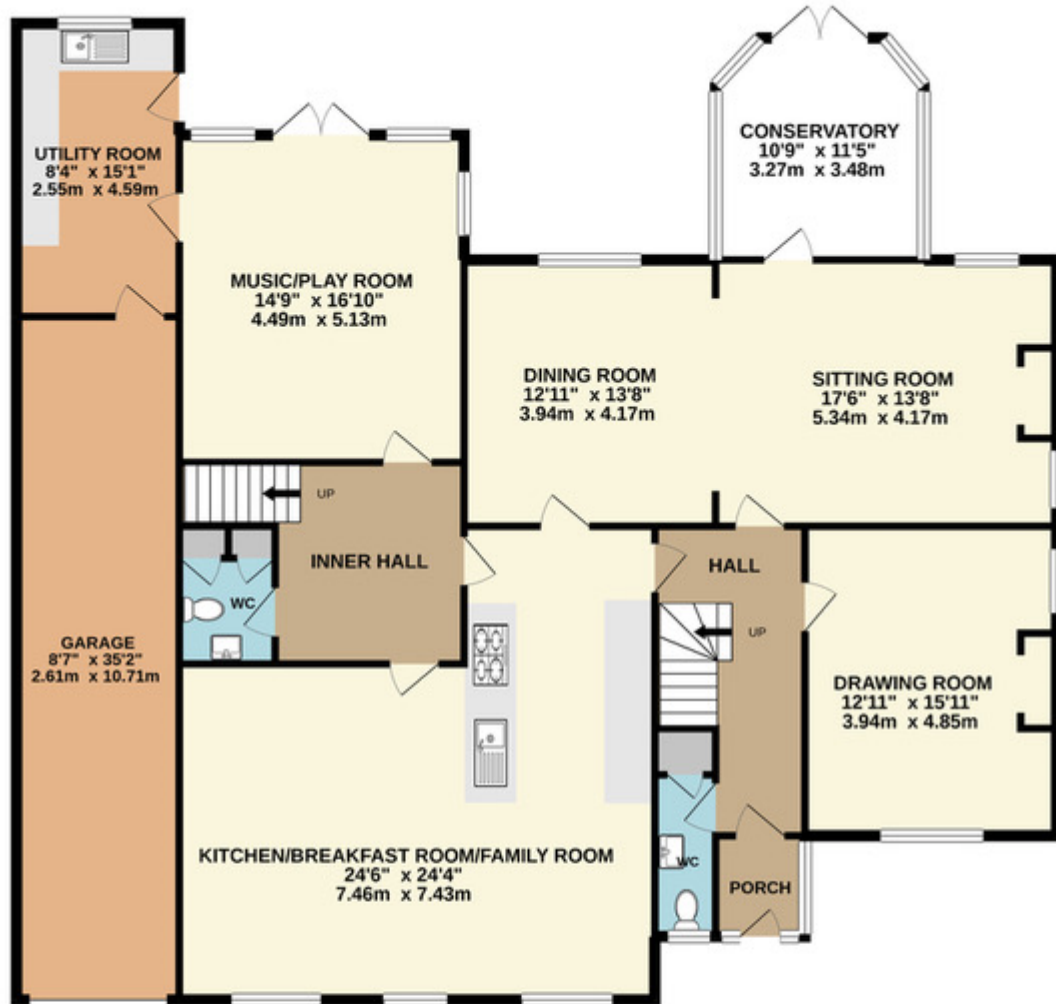
En-suite: front aspect double glazed window, side aspect Velux window, part tiled walls, tiled flooring, vanity unit with double wash hand basins with mixer taps and cupboards, concealed cistern WC, panel enclosed bath with mixer tap, double shower enclosure with rainwater shower head and hand held shower attachment, column radiator, storage heater and heated towel rail.

Bedroom 2: 11'9 x 13'10 rear aspect double glazed window, radiator and door opening into:

En-suite: side aspect Velux window, vanity unit with wash hand basin with mixer tap and cupboard under, shower cubicle with rainwater shower head and handheld shower attachment, concealed cistern WC, tiled flooring, part tiled walls, and heated towel rail.



GROUND FLOOR



1ST FLOOR



TOTAL APPROX AREA EXCLUDING GARAGE 323.4 SQ.M

TOTAL FLOOR AREA : 3800 sq.ft. (353.0 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		
(92 Plus) A		
(81-91) B		
(69-80) C	76	78
(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	



Bedroom 3: 17'6 x 13'8 rear and side aspect double glazed windows, fitted wardrobe with double hanging rails, fitted wardrobe, part mirrored, with double hanging rails, hanging rail and shelving, fitted dressing table with cupboard and drawers and radiator.

Bedroom 4: 14'9 x 15'11 front and side aspect double glazed windows, fitted wardrobes, part mirrored, with double hanging rails, hanging rail and shelving, fitted shelves, fitted desk with drawers and shelves, fitted bedside drawers and radiator.

Bedroom 5: 11'2 x 13'10 rear and side aspect double glazed windows and radiator.

Shower Room: pedestal wash hand basin, shower cubicle with rainwater shower head and handheld shower attachment, low level WC, inset wall shelving with mirrored bathroom cabinet, fitted storage cupboard, part tiled walls, tiled flooring and heated towel rail.

Bedroom 6: 11'6 x 11'10 rear aspect double glazed window, fitted desk with drawers, fitted wardrobes, part mirrored, with double hanging rails, hanging rail and shelving and radiator.

Bathroom: pedestal wash hand basin, tiled panel enclosed bath with mixer tap and handheld shower attachment, low level WC, part tiled walls, inset shelves, wall cupboard and heated towel rail.

Bedroom 7: 9 x 8'5 front aspect double glazed window, wooden effect flooring and radiator.

Outside: The house is approached by a private road. To the front of the property is a large hard surface driveway with parking and turning space for 6+ cars. There are mature plants and foliage screening the house from the road, stocked flower beds and a mix of fencing and high mature hedging to both side perimeters. To the left is an attached garage. A wooden gate to the right side provides rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace at the rear of the house with steps up to the lawned garden with a further terraced seating area. There are a variety of mature stocked flower beds, trees, plants, flowers and shrubs. There is a summer house, a wooden shed with electricity and water, a bike shed, a vegetable garden with raised brick enclosed beds and external hot and cold water taps. The south facing rear garden that extends to approximately 0.5 of an acre is enclosed on all sides by a mix of mature hedging, shrubs, trees and close boarded fencing.

Tandem Garage: 8'7 x 35'2 front aspect up and over door, rear aspect pedestrian door into the main house, water softener unit, 2 wall mounted Bosch Worcester boilers, hot water tank, smart meters, lighting and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,124.00) / EPC: C (76)

Solar Panels/ 2.624kWp Solar PV system generated by 8 SunPower E20 / 327 panels



