

4 Mill Court, Bidborough, Tunbridge Wells





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Immaculate Barn Style 4-Bedroom House in Private Cul-De-Sac

Accommodation Summary

- Spacious terraced house in sought after village location
 - 4 bedrooms, 2 en-suite
 - Sit on balcony
 - Kitchen/dining room
 - Living room
 - Bathroom
 - Private garden
 - Communal field
- Covered parking for 2 cars with additional guest parking
 - Close to popular schools



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This generously sized home benefits from a flawless finish that you could move straight in and enjoy.

Although it enjoys a 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.

It is neatly tucked away on its private cul-de-sac, with a smart red brick exterior and canopied entrance door offering plenty of kerb appeal.

Stepping into the hallway, with its useful guest cloakroom, warm wooden flooring with underfloor heating contrasts beautifully with its neutral décor and seamlessly flows into the space behind.

The stylish kitchen/dining room is a visual delight and wonderfully well-equipped. There is an abundance of sleek cabinetry with under counter lights topped with Quartz work surfaces which separate the integrated appliances, and the window is cleverly placed above the sink. A pull-out larder cupboard, extending and round end corner units make it a cook's dream.

At the rear is the spacious living room which is flooded with light from its sliding glazed doors giving garden access. It has plenty of room for large family sofas and a limestone fireplace with gas effect fire adds warmth in the colder months.

Climbing the stairs to the first floor, there are three bedrooms, two of which are generous doubles. Bedroom two has a modern en-suite shower room and a fitted double wardrobe while bedroom three has the additional benefit of a sit on enclosed balcony.

A modern family bathroom completes the floor.

A further flight of stairs takes you up to the second floor and the principal bedroom. Grand proportions and Velux windows at the rear make it a welcoming and bright space and an en-suite shower room delivers all your needs.

Outside to the rear, there is a paved terrace and a raised decked terrace, perfect for alfresco dining. There are two wooden sheds for all your garden tools, and 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 and there are two allocated covered parking spaces, with additional guest parking.

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: wooden flooring with underfloor heating, space for coats and shoes and doors opening into:

Cloakroom: tiled flooring with underfloor heating, low level WC, pedestal wash hand basin with mixer tap over, part tiled walls and extractor fan.

Dining Room: 14`7 x 8`9 wooden flooring with underfloor heating, under stair cupboard, stairs rising to first floor, rear aspect glazed doors opening into the living room, space for table and chairs and additional furniture and opening into:

Kitchen: 10`1 x 6`9 front aspect double glazed window, integrated AEG oven and electric hob above, stainless steel extractor fan, stainless steel splashback, undermount sink with mixer tap, integrated dishwasher, integrated fridge/freezer, and integrated washer/dryer. The kitchen has plenty of Quartz worktop space and a good selection of eye and base level units with under counter lighting, pull out larder units, corner extending units and round end corner unit.

Living Room: 17`11 x 13`11 rear aspect double glazed window with integrated double blind, rear aspect glazed sliding doors, with electric integrated double blinds, giving garden access, carpeted flooring with underfloor heating and Limestone fireplace with hearth and gas effect fire.

Stairs up to first floor landing with doors opening into:

Bedroom 2: 11`11 x 11 front aspect double glazed window, radiator, fitted mirrored sliding door wardrobe with hanging rails and shelves, airing cupboard housing water pressure unit and shelving for linen, 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 cupboard under, heated towel rail and part tiled walls.

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

Bedroom 3: 11`3 x 11 rear aspect French doors opening onto sit on and enclosed decked balcony and radiator.

Bedroom 4: 6`8 x 11`1 rear aspect double glazed window, fitted cupboard with hanging rails and radiator.

Stairs up to the second floor and opening into:

Bedroom 1: 18`2 x 19`6 rear aspect Velux windows, eaves storage cupboard, radiator and door opening into:

En-Suite: concealed cistern WC, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under.





TOTAL FLOOR AREA : 1489sq.ft. (138.3 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		89
(81-91) B		
(69-80) C	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		



Outside: To the front is a block brick terrace leading to the front door with space for a table and chairs. To the rear is a paved terrace, a raised decked terrace and two wooden sheds. It is fully enclosed by close boarded wooden fencing and wall and has some bamboo providing screening. A communal paddock is opposite the property and there are two allocated parking spaces in the open wooden garages and additional guest parking spaces.

General:

Tenure: Freehold

Service Charge: £850.00 P/A

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,405.00) / EPC: C (78)

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 several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are spoilt for choice.



