

6 Woodland Way, Bidborough, Tunbridge Wells





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Spacious bright 4-bedroom family home, with planning consent to extend to 5 bedrooms, 2 bathrooms and 3 reception rooms

Accommodation Summary

- 1930s detached home
 - 2 reception rooms
 - 4 bedrooms
- Stylish kitchen/breakfast room
- Sunny south facing rear garden
- Off street parking for 2 vehicles
 - Garage
- Sought after location
- Catchment area for popular schools
- Planning consent to extend to 5 bedrooms, 2 bathrooms and 3 reception rooms



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Set back from its leafy street by a grass verge and a natural stone wall that borders its front garden, its double bay exterior delivers plenty of kerb appeal.

It has a smart red brick and part hung tile exterior with an off-street drive and garage attached and to the right.

A part glazed solid oak entrance door opens into a wide entrance hallway. There is a useful guest cloakroom and an under stair storage cupboard to keep the hallway clutter free.

To the left light pours into the spacious living room through its large bay window overlooking the street. It is a welcoming space with plenty of room for large sofas to relax in.

Behind, the dining room's rear wall of glass with double French doors brings views of the garden in. It is ideal for family celebrations or entertaining and is conveniently situated next to the kitchen.

Next door is the recently renovated kitchen/breakfast room. It is a stylish space with warm wooden countertops contrasting beautifully with the cream Shaker style units that separate the fitted appliances. A breakfast bar with a garden view is the perfect spot for your morning coffee and for the kids to do their homework, as you prepare the dinner. With garden access and plenty of storage, it is the ideal family kitchen.

The wide stairs take you up to a split level landing with rooms running off it at every angle and access into the loft.

The principle bedroom, with fitted wardrobes, and three further double bedrooms are all beautifully presented, spacious and light. The large family bathroom is fresh and modern, with a double basin vanity unit, tiled panel enclosed bath and walk in Monsoon shower.

Outside at the rear, a flagstone terrace, perfect for alfresco dining, sits at the back of the dining room and fronts a large lawned area edged by mature hedging, plants and trees. A pebble pathway to the side winds down to the back of the lawned area, screened by trees for extra privacy, with a space perfect for a vegetable patch or a tree house.

This bright, spacious home set in its quiet village location with all your first-class schooling and transport needs on your doorstep is perfect for a growing family. A must see!





Part opaque glazed solid oak entrance door which opens into:

Entrance Hall: opaque front aspect windows and opaque glazed top light panel above, fitted waist high cupboard housing meters, under stairs storage cupboard, engineered oak wooden flooring, radiator and doors opening into:

Cloakroom: low level WC, vanity unit with wash hand basin, with mixer tap over and cupboard under, extractor fan and engineered oak wooden flooring and part tiled walls.

Reception 1/Living Room: 16'4 x 12'8' part leaded front aspect double glazed bay window with views of the front garden and street beyond, carpeted floor and radiators.

Reception 2/Dining Room: 14'11 x 12'8' rear aspect double glazed French doors and part leaded double glazed windows to the side and above opening into and overlooking the garden and radiators, with engineered oak wooden flooring.

Kitchen: 14'11 x 9' rear aspect double glazed window overlooking the garden, side access wooden door leading to side of house and garden, space for range oven, extractor fan, integrated dishwasher, integrated fridge/freezer, integrated microwave, fitted bin, Belfast sink with mixer tap, engineered oak flooring and tiled splashback. The kitchen has plenty of wooden worktop space and a good selection of cream eye and base level units with bevelled corner edges and plate rack.

Breakfast Room: 8'11 x 8'6' rear aspect double glazed window overlooking the garden, walk in utility cupboard, wooden topped breakfast bar with space for 2 bar stools, engineered oak wooden flooring and column radiator.

Stairs up to first floor split landing with wooden flooring, access to part boarded loft with drop down ladder and housing the Megaflow unit, radiator and doors opening into:

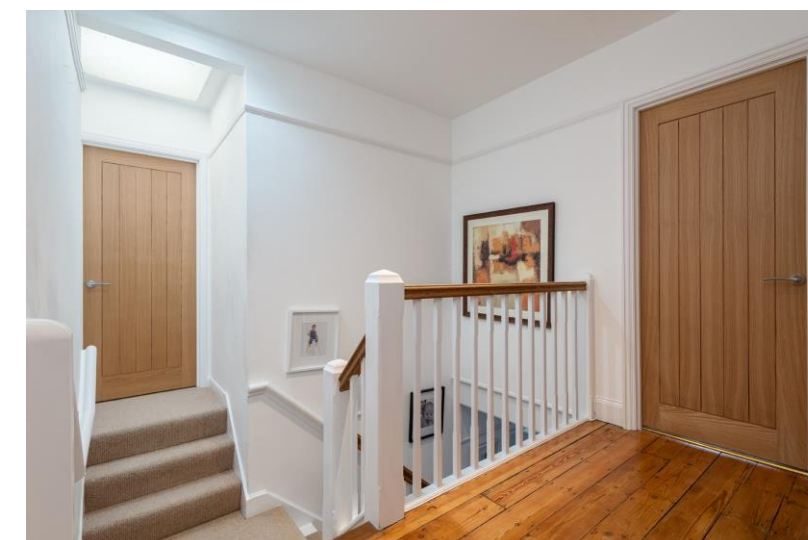
Bathroom: rear aspect double glazed window, tiled panel enclosed bath with mixer tap and hand held shower attachment, walk in Monsoon shower, vanity unit with double wash basins, with mixer taps and storage under, concealed cistern WC, bidet, inset tiled wall shelves, part tiled walls, heated towel rail and tiled flooring.

Bedroom 1/Principle Bedroom: 16'5 x 12'10' part leaded front aspect double glazed bay window with views of the front garden and street, fitted wall of wardrobes with hanging rails and internal shelving, carpeted floor and radiator.

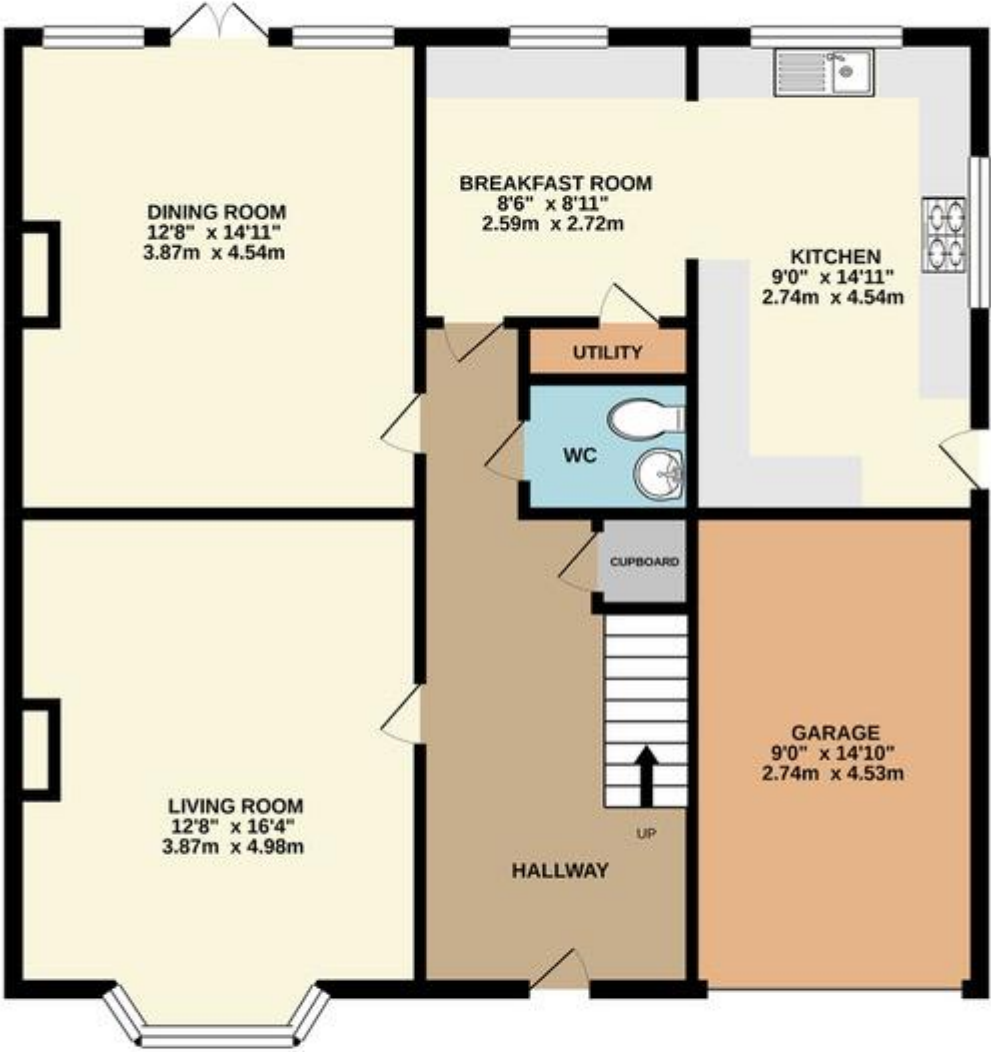
Bedroom 2: 14'10 x 12'2' rear aspect double glazed window with views of the rear garden and radiator.

Bedroom 3: 14'11 x 11'11' part leaded front aspect double glazed triple windows overlooking the front garden and street, carpeted floor, deep under eaves storage and radiator.

Half landing with opaque flat ceiling window with door into:



GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Bedroom 4: 14'10 x 8'11' front and rear aspect double glazed windows and radiator.

Outside: to the front of the property is a low rock wall with an open access concrete hard surface space providing off street parking and direct access to the garage. Mature shrubs, trees and plants sit at both sides of the perimeter of the property with a large area of a mix of stocked flower beds and pebble stone inlays sitting outside the living room window. A wooden gate to the side of the garage provides rear garden access and access into the side of the kitchen with space for bin storage. To the rear is a garden laid mainly to lawn with a paved terrace area, pebbled path access to a wooden shed at the rear and mature hedging, trees, plants and shrubs.

Garage: 14'10 x 9' with power, light and an up and over metal door.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,842.00) / EPC: D (64)

Planning approval to extend to 5 bedrooms, 2 bathrooms and 3 reception rooms.

Copy the following URL into your browser to see the full application:

<https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=QQEY34TYKWK00&activeTab=summary>



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. 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 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.

