

Sante Fe, Rectory Drive, Bidborough, Tunbridge Wells





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Substantial Versatile 5-Bedroom Family Home With Annex

Accommodation Summary

- Detached house with attached 2-bedroom annex
 - 5 bedrooms, 1 en-suite
 - Kitchen/breakfast/family room
 - Separate utility room and gym
 - Dining room
 - Home office
 - Pretty gardens front and rear
- Driveway with parking for 5 cars
 - Garage store and large shed
 - Sought after village location



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic home sits on a peaceful cul-de-sac, nestled in the heart of its popular village location, surrounded by lush greenery and birdsong.

It delivers a family friendly style of living in its idyllic semi-rural setting. However, it is also within easy walking distance of Bidborough's highly regarded primary school, picturesque cricket green, beautiful woodland, and popular gastro pub.

Neatly clipped hedges, shaped topiary, and decorative borders edge the gravelled driveway that fronts the house, offering parking for up to five cars.

A pretty entrance door with coloured glazing welcomes you into a porch, with glazed doors beyond opening into its wide hallway, seamlessly linking each room running off it at every angle. There is a useful guest cloakroom and under stair storage cupboard, to keep the space clutter free.

First on the left is the utility room, with space and plumbing for appliances and a sink, ideal for muddy boots and paws. There is garden access to the side and a further door that opens into the gym room and garage store to the front.

On the far side of the hallway there is a generous sized reception room, currently set up as a home office and art studio. As the annex is next door, there is plenty of opportunity to redefine and remodel the space, depending on your needs.

Returning to the hallway to the rear is the fantastic kitchen/breakfast room, which opens into the family room, delivering space and light in abundance. It is a vast space, perfect for entertaining on a large scale and equally a lovely space for cosy family evenings, in front of the wood burning stove. It is wonderfully light with rear windows framing the garden views and French doors that can lie open in the summer months, extending your living space onto the decked terrace beyond.

The open plan kitchen is streamlined with space for appliances and plenty of units, top and bottom. Gleaming black granite counter tops wrap around the room delivering wonderful cooking space and a breakfast bar neatly separates the cooking and living areas.

The dining room on the far right is flooded with light from its triple aspect windows and recently installed glazed roof lantern that adds a beautiful focal point to all dining experiences.

A door to the front neatly conceals access into the self-contained annex. It is a fantastic addition with two bedrooms, a kitchen, a bathroom and a private entrance and garden courtyard. It is a very versatile space that can either be used for elderly family, visiting guests, a rental opportunity or alternatively can be easily reconfigured to afford you more rooms in the main house.

Climbing the stairs to the first floor, there are three bedrooms, all generous doubles, and a modern family bathroom with shower over the bath.

The principal bedroom suite is on the far right with glorious double aspect views, two sets of fitted wardrobes and an en-suite shower room.

Outside to the rear, the east facing garden is a green and peaceful oasis with spectacular specimen planting, stocked flower beds and a rich variety of flowers, trees, and plants. A covered paved terrace sits to the side of the kitchen with two wooden log stores and front and rear access into the large shed. A decked terrace sits behind the family room, wonderfully screened by decorative planting, making it perfect for alfresco dining. Yet another outdoor seating area, with optional routes from a raised decked garden terrace or the dining room, offers year-round covered protection to relax in. The beautiful garden offers enclosed privacy and has been wonderfully landscaped, to give an immersive botanical experience.

With a spacious, flexible layout and a self-contained annex with a private entrance, this home delivers on many fronts. It also affords you the opportunity to extend and remodel to suit your needs. A must see!





Covered part opaque stained glass entrance door which opens into:

Porch: opaque glazed top light, wooden flooring, glazed double doors opening into:

Entrance Hall: wooden effect luxury vinyl tiled flooring, under stair cupboard with hanging rail for coats, radiators, one in painted decorative cover and doors opening into:

Utility Room: side aspect opaque glazed door opening into the side garden, countertop, stainless steel sink with mixer tap and drainer, space and plumbing for appliances, fitted wall cupboard housing the fuse box, fitted cupboard housing the Worcester boiler, tile effect flooring, radiator and door opening into:

Gym Room: 9'6 x 9'3 side aspect window, hard wearing specialist gym flooring and door opening into:

Garage Store: 9'3 x 7'8 front aspect up and over door, lighting and electricity.

Cloakroom: side aspect opaque window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under, wooden effect luxury vinyl tiled flooring and radiator.

Home Office: 14'3 x 10'9 front aspect double glazed window, vanity unit with bowl sink and mixer tap with countertop and cupboard under, wall cupboard, Karndean wooden effect Auckland oak flooring and radiator.

Kitchen/Breakfast Room: 14'5 x 13'2 rear aspect double glazed window, side aspect opaque glazed door opening into the side garden, breakfast bar with space for 2 bar stools, space for fridge/freezer, space for oven, space and plumbing for dishwasher, granite counter tops, inset stainless steel 1 ½ sink with mixer tap,

glass splashback, column radiator and wooden effect luxury vinyl tiled flooring. There are a range of eye and base level units with pan drawers.

Family Room: 21'5 x 13'2 rear aspect double glazed windows, rear aspect French doors opening into the garden, wooden effect luxury vinyl tiled flooring, fireplace with stone hearth, brick surround, wooden mantle and wood burning stove (annually serviced), glazed double doors opening into:

Dining Room: 16'9 x 12 glazed roof lantern, side and rear aspect double glazed windows overlooking the garden, side aspect French doors opening into a covered garden seating area, wooden effect luxury vinyl tiled flooring, radiator and door opening into the annex.

Stairs up to first floor landing, both carpeted in Crucial Trading carpet, fitted cupboard with shelving for linen, radiator and doors opening into:

Principal Bedroom/Bedroom 1: 21'2 x 14'5 front and rear aspect double glazed windows, 2 sets of fitted eaves wardrobes with hanging rails and shelves, radiators and door opening into:

En-suite: double shower cubicle with wall mounted taps and shower head, low level WC, pedestal wash hand basin, eaves storage cupboard, ceiling loft access hatch, Karndean wooden effect flooring and radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, low level WC, pedestal wash hand basin with mixer tap, luxury wooden effect flooring, part tiled walls and heated towel rail.



GROUND FLOOR
1661 sq.ft. (154.3 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 2663 sq.ft. (247.4 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.
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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	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Bedroom 2: 13'2 x 11'1 rear aspect double glazed window, triple part mirrored sliding door fitted wardrobe with hanging rails and shelves, eaves storage, ceiling loft access hatch, luxury wooden effect flooring and radiator.

Bedroom 3: 14'3 x 11'1 front aspect double glazed window, fitted wardrobe with hanging rail and shelves with access into eaves storage, eaves storage and radiator.

Outside: To the front, with high hedging and stocked flower beds at both perimeters, wooden double gates open into a gravelled driveway with parking for up to 5 cars. There is a decorative flower bed to the front with squares of box hedging enclosing specimen plants with decorative pebbles. To the right is wooden fencing with a wooden gate opening into the annex garden. To the left is access into the garage store and shed which gives rear garden access. A covered entrance door, with some planting to the front of the house, opens into the house. The beautiful rear garden is east facing, with stocked flower beds with a variety of planting, an area of lawn with planting, specimen trees, including Cedrus atlantica and winter flowering cherry, a covered paved terrace to the side of the kitchen with access into the shed and 2 wooden log stores. There is a decked terrace at the rear of the family room and a raised decked terrace that opens into the covered outdoor seating area to the side of the dining room. There is a wooden shed at the rear of the garden. The garden is wonderfully private and enclosed on all sides by mature hedging, trees, plants and shrubs.

Shed: 13'9 x 9'8 front and rear aspect doors, lighting and electricity.

ANNEX:

Hallway: wooden flooring and front aspect opaque glazed door opening into the courtyard garden.

Bathroom: side aspect opaque double glazed window, pedestal wash hand basin, panel enclosed bath with taps, wall mounted shower attachment and glass shower screen, fitted cupboard housing the water cylinder with shelving for linen, tiled walls, tile effect cushion vinyl flooring and radiator.

Bedroom 4: 8'9 x 7'8 front aspect double glazed window, wooden flooring and radiator.

Living Room/Bedroom 5: 14'3 x 10'8 front aspect double glazed window, wooden effect laminate flooring and radiator.

Kitchen: 10'8 x 8 eye and base level units, space for appliances, countertop, stainless steel sink with mixer tap and drainer, open wall shelves, tiled splashback and wooden flooring.

Outside: steps lead down to a gravelled courtyard garden with mature stocked flower beds at the side and space for seating and bin storage.



