

24 St Lawrence Avenue, Bidborough, Tunbridge Wells





Long Barn, 24 St Lawrence Avenue, Bidborough, Tunbridge Wells TN4 0XB

Substantial 5-Bedroom House in Sought After Village Location With Spectacular Garden

Accommodation Summary

- Detached 1930s house
- 5 bedrooms, 2 en-suite
 - 3 reception rooms
- Kitchen/dining/family room
 - Separate utility room
- Family bathroom, ground floor shower room and 2 en-suites
 - Integrated garage
- In and out driveway with parking for 10 vehicles
- Large well-established garden approx. 0.5 acre (approx. 195ft long)
 - Sought after village location



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Long Barn's distinctive natural brick exterior, lattice windows and beautiful black and white gable roof detailing, certainly deliver kerb appeal.

It is set back from its popular tree lined avenue by a block brick in and out driveway with an abundance of parking space. There is rear garden access at both sides of the house and an integrated garage sits neatly to the side.

This wonderful home has a light filled interior that flows beautifully, delivering family and entertaining space that you could move straight in and enjoy.

The entrance hallway's warm oak wooden flooring seamlessly links its generous reception rooms that run off it at every angle, and there is a useful guest cloakroom to the front.

First on the right is the spacious living room. It is an elegant room with wooden flooring, exposed beams, triple aspect windows and French doors opening into the garden. A spectacular exposed brick inglenook fireplace with a Bressumer beam over its wood burning stove, adds character and warmth in the colder months.

Next door is the second generously sized reception room, which is currently set up as a home office, with wonderful garden views. Its size and position make it a very versatile space and it could easily double as a playroom or an informal tv room for older children.

Behind is the wonderful kitchen/breakfast room that is newly fitted, beautifully finished, and fully equipped, as you would expect from a house of this quality. Light bounces off the Travertine tiled flooring, its subtly coloured glass splashbacks contrasting beautifully with its Shaker style units and Corian worktops. The island has useful storage both sides and there is a deep walk-in pantry and a coffee station with open shelving complimenting the space. Integrated appliances such as a Sharp dishwasher, AEG 5 ring gas hob, Neff slide and hide Pyrolytic oven and a gas Aga, make it a cook's dream.

Opening to the rear is the dining room with dual aspect green garden views as you dine and French doors that open onto the paved terrace.

Opposite is the family room, which also benefits from the garden access. Given its open plan layout to the kitchen and dining room, it is a social space, making it perfect for entertaining or chatting to family and friends as you prepare dinner. To the rear is a shower room with toilet facilities.

The spacious utility room has another sink for muddy boots and paws, ample countertops, additional storage and space and plumbing for appliances. It also gives access into the integral garage, with its pedestrian door to the side and electric up and over door.

A staircase draws you up to the wide first floor landing, brightened by its front aspect window, with rooms running off it on all sides.

The principal bedroom is flooded with light and garden views from its rear aspect window and a modern en-suite adds to the feeling of luxury that the room certainly delivers on.

There are four additional bedrooms, all generous doubles, with the bedroom at the end of the landing also benefitting from its own en-suite.

The immaculate family bathroom to the front has a panel enclosed bath with shower above.

Outside the spectacular south facing garden is wonderfully large and private with a paved terrace, perfect for alfresco dining, at the rear of the house. The expansive lawn is bordered on all sides by wooden fencing, specimen trees, mature planting, and stocked flower beds. A canopy of trees at the rear entices you through an opening in the established planting at the back, to another large section of lawned garden with a gate into Birch Wood. The entire garden is fully enclosed, offering a sanctuary for children and pets and two wooden sheds offer storage for all your garden tools.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. 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.

This beautifully proportioned family home has been well thought out and sensitively planned for modern family life. An absolute must see!





Entrance door which opens into:

Entrance Hall: stairs to the first floor with under stairs storage cupboard, oak wooden flooring, radiator, and doors opening into:

Cloakroom: front aspect opaque double glazed window, low level WC, Travertine tiled flooring with electric underfloor heating, wall hung wash hand basin with mixer tap, hanging space for coats and radiator.

Reception 1/Living Room: 31`7 x 13`1 front, side and rear aspect double glazed windows, rear aspect French doors, oak wooden flooring, radiator, exposed brick Inglenook fireplace with Bressumer beam over, tiled hearth and dual fuel wood burning stove, exposed ceiling beams and radiators.

Reception 2/Home Office: 12`11 x 12`6 rear aspect double glazed window, oak wooden flooring, and radiator.

Kitchen/Breakfast Room: 23`10 x 12`8 front aspect double glazed window, Travertine tiled flooring with electric underfloor heating, exposed ceiling beams, radiators, double Belfast sink with mixer tap over, integrated Sharp dishwasher, integrated Neff slide and hide Pyrolytic oven, AEG 5 ring gas hob, extractor, 2 oven gas fired Aga cooker, glass splashback and space for fridge/freezer. The Wren kitchen has plenty of Corian worktop space and a good selection of eye and base level units with pan drawers, a pull-out bin, wine rack and coffee station with open shelving. The island provides storage on both sides and there is a deep walk-in pantry with front aspect opaque window and open shelving. The room opens into:

Dining Room: 12`8 x 9`7 side and rear aspect double glazed windows, rear aspect French doors opening onto the garden terrace, oak wooden flooring, radiator and opening into:

Family Room: 14`6 x 9`8 rear aspect double glazed window, oak wooden flooring, radiator, and door opening into:

Shower Room: side aspect opaque double glazed window, low level WC, shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, Travertine tiled flooring with electric underfloor heating and radiator.

Utility Room: 24`7 x 7`5 front aspect double glazed window, Travertine tiled flooring with electric underfloor heating, radiators, stainless steel sink with drainer and mixer tap, tiled splashback, eye and base level cupboards, countertops, space and plumbing for appliances, space for additional appliances, and side aspect door opening into:

Integral Garage: 20`1 x 8`7 side aspect double glazed window, side aspect part glazed door opening into the garden, electric front aspect up and over door, water pressure unit, Worcester Bosch boiler and expansion vessel, space for storage, electricity and lighting.

Stairs up to first floor landing with front aspect double glazed window, storage cupboard with radiator and shelving, radiator and doors opening into:

Principal/Bedroom 1: 16`3 x 13`1 rear aspect double glazed window, radiator and door opening into:

En-suite: side aspect opaque double glazed window, Travertine tiled flooring with electric under floor heating, traditional heated towel rail radiator, low level WC, pedestal wash hand basin with mixer tap over and shower enclosure with wall mounted shower attachment.

Bedroom 2: 17`7 x 12`2 side and rear aspect double glazed windows, eaves storage cupboards, ceiling loft access hatch, radiator and door opening into:



GROUND FLOOR
1771 sq.ft. (164.5 sq.m.) approx.



1ST FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



APPROX TOTAL AREA INCLUDING GARAGE 280.6 SQ.M

TOTAL FLOOR AREA : 3020 sq.ft. (280.6 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	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



En-suite: pedestal wash hand basin with mixer tap, Travertine tiled flooring with electric under floor heating, traditional heated towel rail radiator, low level WC and shower cubicle with wall mounted shower attachment.

Bedroom 3: 12'8 x 11'9 rear aspect double glazed window, fitted wardrobes with hanging rails and shelves and radiator.

Bedroom 4: 12'11 x 12'5 rear aspect double glazed window and radiator.

Family Bathroom: front aspect double glazed opaque window, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, Travertine tiled flooring with electric underfloor heating and traditional heated towel rail radiator.

Bedroom 5: 11'7 x 9'1 front aspect double glazed bow window and radiator.

Outside: The house is approached via an in and out block brick driveway with parking for multiple vehicles. There is a low level brick wall to the front with planting behind, wooden fencing at both perimeters and wooden gates for garden access at both sides. The large rear garden is laid mainly to lawn with a paved terrace to the rear of the house making it perfect for alfresco dining. A paved pathway leads to the rear with further paved terracing and through mature planting at the rear there is another wide stretch of lawned garden that backs onto and has access into Birch Wood behind. There are two wooden sheds, with lighting and electricity, a log store, an outdoor tap, mature stocked flower beds, specimen trees such as magnolia, olive, tulip, apple, plum and a mix of mature hedging and wooden fencing at all perimeters making it safely enclosed on all sides.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,383.00)

EPC: D (67)

