

23 Bidborough Ridge, Bidborough, Tunbridge Wells





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Bright spacious 4-bedroom house with extensive gardens and spectacular views

Accommodation Summary

- 1929 detached house with outstanding views
 - 4 double bedrooms, 1 en-suite
- 2 large reception rooms, study and sun room
- Kitchen/breakfast room and separate utility
 - Lobby with utility and toilet facilities
 - Cloakroom
 - Bathroom and separate toilet
- Extensive gardens, front and back
- Detached double garage and driveway
 - Catchment for very good schools



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This wonderful property has been loved by the same family for over four decades and offers space and light in abundance.

It is screened from the road and elevated in its prized ridge position, enjoying glorious panoramic views across the Weald.

High hedging and mature trees offer privacy and frame a driveway that sweeps up to the front of the house, past a long lawned garden.

A detached double garage is set neatly to the left, with parking for several cars in front, gated access to the rear garden both sides and a lean-to greenhouse behind.

Stone steps lead you up to the part tile hung house with distinctive architectural elements of its period.

A handsome wooden door, set at a slant, welcomes you into a tiled entrance, brightened by side windows.

Stepping up into the wide entrance hallway, warm wooden parquet flooring links rooms running off it at every angle.

Past a useful cloakroom, the living room is at the far right of the hallway, its triple aspect windows flooding the space with light. A stone surround with a gas fire and windows above adds character and warmth in the colder months. A glass door opens into the sun room at the rear, which is the perfect space for relaxing, and sliding glass doors open onto the terrace and garden.

Beyond is the study area with a full height window that casts patterns of light onto its parquet flooring.

Next door is the large dining room which delivers a great dining experience, with a useful serving hatch into the utility room behind. A bay window at the rear, with a glazed door giving garden access, brings in sunlight and views of the garden in equal measure.

The kitchen/breakfast room is at the front of the house, with the useful large utility with additional sink and cupboards behind. The kitchen is a light and spacious room with plenty of cupboards, worktop space, an integrated oven and hob and plenty of space for a table and chairs. There is an island with an integrated hob and space for two bar stools, a pantry cupboard and a door that leads you into a side lobby, with another guest cloakroom and utility facilities.

Returning to the hallway, the wide stairs take you up to a landing which has a fitted storage cupboard and access into the loft.

At the far end the dual aspect principal bedroom suite has sweeping views to the front, an abundance of fitted wardrobes and cupboards, a dressing room and access into its en-suite bathroom at the rear.

There are three further bedrooms, all of which are large doubles, with glorious garden and Weald views.

The family bathroom with shower over the bath and separate toilet completes the floor.

Outside at the rear, a paved terrace stretches behind the house and links to a pathway that winds down the garden to another area of terracing, amidst stocked flower beds. Lawn meets conifer trees and high hedging that screens yet more garden with a pergola walkway with climbing wisteria leading you past an array of lawned areas, vegetable beds, stocked flower beds a wooden shed. The large south facing garden is fully enclosed, secluded, 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.

It is also a dream project to create your own vision and add value in the future. A must see!





Wooden entrance door which opens into:

Entrance Hallway: front aspect opaque windows, tiled flooring, wooden parquet flooring, alarm control panel, stairs rising to first floor, traditional radiator and doors opening into:

Cloakroom: space and hanging rail for coats with shelf above, open recess under the stairs and door opening into:

Toilet: front aspect opaque window, low level WC, corner wall hung wash hand basin, and part tiled walls.

Living Room: 20'4 x 14'5 front aspect window with deep wooden windowsill, side aspect opaque windows, rear aspect windows, brick enclosed fireplace with stone mantle and hearth, with gas effect fire and wooden wall shelf above, radiator, and rear aspect glazed door opening into:

Sun Room: 18 x 6'3 side and rear aspect windows and rear aspect sliding glazed doors opening into the garden.

Study: 10'6 x 9'2 rear aspect double glazed window, wooden parquet flooring, and radiator with shelf above.

Dining Room: 20 x 15'10 rear aspect double glazed bay window with glazed door opening into the garden, side aspect double glazed window, fireplace with tiled hearth, brick, and wood surround, with gas fire, wooden parquet flooring, traditional radiators, and serving hatch into utility room behind.

A door opens into an inner hallway with tiled flooring and doors opening into:

Cellar: 13'8 x 10'3 brick steps lead down, brick flooring and side aspect window.

Utility Room 1: side aspect double glazed window, tiled flooring, eye and base level units, stainless steel sink with mixer tap and double drainers, space for additional appliances, fitted cupboards and serving hatch into the dining room.

Kitchen/Breakfast Room: 14'8 x 14'4 front aspect window with deep window sill, eye and base level cupboards, double stainless steel sink with mixer taps and drainer, larder cupboards, island with overhang for 2 bar stools, storage cupboards, and housing the 4 ring gas hob with side stainless steel plate, fitted Hotpoint oven with grill, space for fridge/freezer, tiled splashback, tiled flooring, walk in pantry with shelving and rear aspect window, space for table and chairs and door opening onto steps down into:

Inner Lobby: tiled flooring, front aspect opaque window, side aspect opaque door opening onto the driveway, opening into:

Utility Room 2: side aspect opaque window, space and plumbing for appliance, wall hung boiler, hanging space for coats, and tiled flooring.

Toilet 2: side aspect opaque window, low level WC, corner wall hung wash hand basin, tiled walls, and flooring.

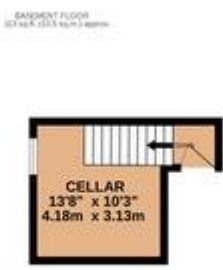
Stairs up to first floor landing with front aspect windows, ceiling loft access hatch with drop down ladder into insulated loft space with lighting and electricity, double fitted cupboard with shelving and cupboards above, traditional radiator and doors opening into:

Principal Bedroom: 18'7 x 13'5 front and rear aspect double glazed windows, fitted over bed wall cupboards, fitted wardrobes with hanging rails, shelving and cupboards above, fitted chest of drawers, fitted dressing table, inset wash hand basin with countertop and drawer and cupboard under, radiators, and opening into:

Dressing Room: fitted cupboard with hanging rail and cupboard above.

En-suite Bathroom: rear aspect double glazed window, part wooden/part tiled walls, pedestal wash hand basin, bidet, panel enclosed bath with mixer tap and wall mounted shower attachment, and concealed soft close wall cupboard with shelf.





TOTAL APPROX AREA EXCLUDING GARAGE 242.3 SQ.M

TOTAL FLOOR AREA : 2940 sq.ft. (273.1 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			
(39-54) E		51	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bedroom 2: 16'7 x 14'11 rear aspect double glazed windows, and radiator.

Bedroom 3: 14'8 x 14'4 front and side aspect windows, vanity unit with wash hand basin with countertop and cupboard under, door into eaves storage space and radiator.

Bathroom: side aspect opaque window, vanity unit with wash hand basin with mixer tap over, tiled countertop, and cupboard under, wooden panel enclosed bath with mixer tap and wall mounted shower attachment, airing cupboard with sliding mirrored doors housing the water cylinder with shelving for linen and cupboard above, part tiled/part wooden walls, and radiator.

Toilet: side aspect opaque window, low level WC, part tiled walls and linoleum flooring.

Bedroom 4: 12'3 x 10'3 rear aspect double glazed window and radiator.

Outside: To the front of the property is high hedging, plants and trees that screen the property from the road with high hedging to the side and a hard surface driveway leading up to the front of the house, with an expanse of lawn to the side. There is parking for multiple cars on the driveway in front of the garage and the house and wooden rear garden access gates both sides of the garage and at the far side of the house. To the left is the detached double garage with a lean-to greenhouse behind. To the rear is a garden laid mainly to lawn with a paved terrace at the rear of the house with a pathway leading through stocked flower beds to a further terraced area. High hedging and conifer trees sit centrally with access through to a pergola walkway with climbing wisteria. There is a wooden shed, stocked flower beds, trees, plants, flowers, shrubs, and a vegetable garden. The south facing rear garden is enclosed on all sides by mature hedging, shrubs, trees, and close boarded fencing.

Double Garage: 19'8 x 16'10 rear and side aspect windows, side aspect pedestrian door, front aspect up and over door, lighting, electricity and housing the electricity meter.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,396,92)

EPC: D (51)



