

3 Woodland Way, Bidborough, Tunbridge Wells





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Substantial bright 5-bedroom house in sought after village location

Accommodation Summary

- 1930s detached house
 - 5 bedrooms
- Kitchen/breakfast room
 - Utility room
- 2 reception rooms
 - Home office
 - Conservatory
- Bathroom and 2 shower rooms
- Double garage, driveway, and garden
 - Sought after village location



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This fantastic, detached house has a light filled interior that flows beautifully to deliver family and entertaining space in equal measure.

Perfectly positioned in its quiet village location with open countryside on its doorstep, it is also a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools.

It is set back from its leafy street by a natural stone wall that borders a front garden, its double bay red brick exterior delivering plenty of kerb appeal.

There are two off-street driveways, one that fronts the large garage attached to the left offering storage and parking away from the ample driveways.

A covered entrance door opens into a wide and welcoming hallway dappled in light from its front windows, with a useful home office to the front.

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 sofas and a fireplace with a wood burning stove adds character and warmth in the colder months.

Behind, the dining/family room's rear glazed doors bring views of the garden in. Its generous size offers flexibility with room for a relaxed seating area as well as a dining space, conveniently situated next to the kitchen.

To the rear the conservatory, currently used a home gym, is wonderfully bright due to its expanse of windows, making it perfect for you to sit in the sun, whilst keeping an eye on the children playing in the garden.

Next door the kitchen/breakfast room is light and spacious with plenty of cupboards, worktop space, an integrated double oven, hob and dishwasher and room for additional appliances. It has a walk-in larder and space for a freestanding kitchen island.

Beyond is the lobby area with access into the garden, a shower room and the utility room which has space and plumbing for appliances and an additional sink, perfect for muddy boots and paws. This area of the house would also be ripe for a renovation to reconfigure the kitchen space, should you wish.

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

The principle bedroom is bathed in light from its handsome bay window and is one of four generous doubles, with the fifth bedroom currently set up as a home office.

The luxurious and large family bathroom has a freestanding double ended slipper roll top bath and a separate shower enclosure. It also enjoys plenty of natural light from its dual aspect windows.

A modern shower room completes the floor.

Outside at the rear, a paved terrace, perfect for summer dining, sits at the back of the house and fronts an area of lawn with a raised decked seating area shaded by a pergola at the rear. It is a safe sanctuary for pets and children as it is enclosed by wooden fencing, with trees, plants and stocked flower beds adding interest and colour at its borders.

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!



Storm porch with tiled base, log store and entrance door opening into:

Entrance Hall: opaque front aspect windows and glazed top light panel above, under stair storage cupboard housing the alarm panel, wooden flooring, radiator, and doors opening into:

Home Office: 9'3 x 9'1 front aspect double glazed window and radiator.

Living Room: 15'2 x 14'11 front aspect double glazed bay window with views of the front garden and street beyond, fireplace with wood burning stove, stone mantle and hearth, and radiator.

Dining/Family Room: 17'11 x 13'10 side aspect double glazed bay window, radiator and rear aspect glazed sliding doors opening into:

Conservatory: 11'11 x 11'2 side and rear aspect double glazed windows, rear aspect glazed door opening into the garden, glazed roof with ceiling fan, and wooden effect flooring.

Kitchen/Breakfast Room: 14'4 x 10'10 rear aspect double glazed window overlooking the garden, integrated Zanussi double oven, integrated Bosch dishwasher, 4 ring gas hob, extractor hood, space for fridge/freezer, stainless steel sink with mixer tap and drainer, wooden flooring, tiled walls and radiator. The kitchen has plenty of worktop space and a good selection of cream eye and base level units, part glazed, with open shelving and housing for the Worcester boiler. There is a walk-in larder with shelving, space for a freestanding island and a side access opaque glazed door opening into:

Lobby: side aspect part opaque glazed door opening into the garden, hanging space for coats, fitted cupboard with shelving, wooden flooring, radiator, and doors opening into:



Utility Room: 9'1 x 7'4 side aspect opaque double glazed window, space and plumbing for appliances, space for additional fridge/freezer, base level units, countertop, stainless steel sink with mixer tap and drainer, tiled flooring and radiator.

Shower Room: rear and side aspect opaque double glazed windows, shower cubicle with wall mounted shower attachment, low level WC, wall hung wash hand basin, heated towel rail, and tiled walls.

Stairs up to first floor split landing with ceiling access hatch into boarded loft with drop down ladder, airing cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Bedroom 1: 14'11 x 13'3 front aspect double glazed bay window with views of the front garden and street, and radiator.

Shower Room: side aspect double glazed windows, shower cubicle with wall mounted shower attachment, low level WC, wall hung wash hand basin with mixer tap, traditional column towel radiator, part tiled walls and tiled flooring.

Bedroom 2: 14 x 9'1 front aspect double glazed window with views of the street and radiator.

Bedroom 3: 11'5 x 10'10 rear aspect double glazed window with garden views, and radiator.

Bedroom 4: 11'11 x 11'5 rear aspect double glazed window with garden views and radiator.

Bathroom: rear aspect double glazed window, side aspect opaque double glazed window, freestanding double ended slipper roll top bath with wall mounted mixer tap, shower cubicle with wall mounted shower attachment, wall hung wash hand basin with mixer tap, low level WC, traditional column towel radiator, part tiled walls, and tiled flooring.

Bedroom 5: 9'7 x 8'7 front aspect double glazed window and radiator.





APPROX TOTAL AREA EXCLUDING GARAGE 190.0 SQ.M

TOTAL FLOOR AREA: 2312 sq.ft. (214.8 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	77
(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 of the property is a low stone wall with open access gravelled driveways at both sides, one in front of the attached garage, connected by a paved pathway which is behind an area of lawn, a Magnolia tree and stocked flower beds, both by the wall and outside the living room window. A wooden gate to the side provides rear garden access with bin storage space behind and side access into the house. To the rear is a garden laid mainly to lawn with a paved terrace area beside the house, a raised decked seating area at the rear with wooden pergola above and wooden shed for storage behind, mature trees, plants, shrubs and stocked perimeter flower beds. The garden is enclosed on all sides by close boarded wooden fencing.

Double Garage: 17`8 x 15`5 front aspect up and over door, rear aspect window, rear aspect pedestrian door, electricity and lighting.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,383.00)

EPC: D (64)

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.



