

1 Woodland Way, Bidborough, Tunbridge Wells





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Extended contemporary 5-bedroom family home in sought after village location

Accommodation Summary

- Detached house
- 5 bedrooms, 1 en-suite
- Principal suite with dressing area and en-suite
 - Living room
 - Family room
- Kitchen/breakfast/dining room
 - Utility room
 - Home office
- Bathroom and en-suite shower room
- Driveway, off street parking and garden



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

The current owners' wholesale renovation has created a beautifully proportioned home that delivers a family friendly style of living with a contemporary twist.

Set back from its popular road by high hedging and a driveway with parking for several cars, its red brick exterior contrasts beautifully with its grey windows, with a canopied porch inviting you in.

The wide entrance hallway is bright and welcoming, tiled flooring linking each room that runs off it at every angle, with glazed doors at the rear giving a glimpse of the back of the house and garden beyond.

A wet room shower room, home office and separate utility room with garden access and a sink for muddy paws and boots deliver all your essential family needs.

The dual aspect living room on the right is wonderfully bright with bi fold doors to the side opening onto the terrace. It is a very relaxing space with warm wooden flooring and plenty of room for sofas.

A glazed door at the rear opens into the family room that is open plan to the kitchen/breakfast/dining room. It is also accessed through glazed doors from the hallway and is flooded with light from an expanse of glass.

The dimensions of the impressive space cleverly define seating, dining and cooking areas with two sets of bi fold doors at the rear making the space wonderfully light and extending the living space into the garden in the summer months. It is the hub of the home, fantastic for family living and entertaining and a large island houses the hob and downdraft extractor as well as providing seating for up to six bar stools, making it perfect for casual dining or chatting to friends and family as you cook.

The room keeps on giving as there is a chef's area to the side of the kitchen with an additional sink, integrated dishwasher, and additional storage cupboards and food preparation space.

Conveniently it is next door to the utility room too, with yet more storage space and washing facilities.

Climbing the newly carpeted stairs to the first floor, its wide landing is flooded with light from a ceiling Velux window. There are five bedrooms on both sides, all beautifully presented, spacious and bright.

The principal bedroom enjoys garden views, a walk-in dressing area and an en-suite shower room.

A modern family bathroom with a bath and a double walk-in shower enclosure completes the floor.

Outside the rear garden is fully enclosed making it a safe sanctuary for children and pets. It is mostly laid to lawn with some mature trees, hedging and planting adding privacy and interest. Terraces sit at the side of the house, perfect for summer entertaining, and there is a wooden shed for storage. With bi fold doors on two sides of the house, there is a seamless connection of indoor outdoor living.

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





Canopied porch with tiled base and entrance door opening into:

Entrance Hall: opaque front aspect picture window, tiled flooring, open under stair recess with space for storage and hanging space for coats, radiator, and doors opening into:

Home Office: 10`6 x 7`6 side aspect opaque picture window, front aspect double glazed window, tiled flooring and radiator.

Shower Room: front and side aspect opaque double glazed windows, low level fully automated washer / dryer WC, shower enclosure with wall mounted shower attachment, wall hung wash hand basin with mixer tap, wet room flooring, part tiled walls and radiator.

Living Room: 16`8 x 15`11 side aspect bi fold doors, front aspect double glazed window, fitted cupboard housing the fuse box, fitted cupboard with shelving, inset wall shelf, oak wooden flooring, radiator and glazed door opening into:

Family Room: 14`7 x 12`3 side and rear aspect double glazed picture windows, rear aspect glazed door opening into the garden, tiled flooring with underfloor heating and opening into:

Kitchen/Breakfast/Dining Room: 21`11 x 14`7 two sets of rear aspect bi fold doors opening into the garden, side aspect opaque double glazed picture window, island with seating for up to 6 bar stools, storage cupboards, drawers and pan drawers, 4 ring Neff induction hob with Die Dietrich downdraft extractor, integrated Neff double ovens, base level cupboards with pull out bin, eye level opaque glazed cupboards with lighting, inset sink with mixer tap, countertops, tiled flooring with underfloor heating and opening into:

Chef's Area: 8`5 x 6`8 side aspect double glazed window, eye and base level cupboards, integrated dishwasher, stainless steel sink with mixer tap and drainer, wine rack, space for fridge/freezer, tiled flooring and door opening into:

Utility Room: 9`4 x 8`5 side aspect part glazed door, base level cupboards, countertops, open wall shelving, space and plumbing for appliances, open shelving unit, sink with drainer and pull out mixer tap, tiled splashback, fitted cupboard housing the boiler and water cylinder, and tiled flooring.

Stairs up to first floor split landing with rear aspect Velux window, fitted cupboards with mirrored sliding doors with shelving and radiator for linen, and doors opening into:

Principal Bedroom: 14`7 x 11`4 rear aspect double glazed window, ceiling light wells, fitted wall cupboards with shelving, radiator, and opening into:

Dressing Area: hanging rails and shelving.

En-suite: side aspect opaque double glazed windows, concealed cistern WC, wash hand basin with mixer tap, heated towel rail wall, mounted shower attachment with rainwater shower head (no screened enclosure).

Bathroom: rear aspect opaque double glazed window, tiled panel enclosed bath with mixer tap and hand held shower attachment, double shower enclosure with hand held shower attachment and rainwater shower head, vanity unit with wash hand basin with mixer tap over and open shelf under, concealed cistern WC, heated towel rail, part tiled walls and tiled flooring.

Bedroom 2: 15`11 x 9`11 front and side aspect double glazed windows, fitted wardrobe with hanging rail and shelves and radiator.



GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
1095 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 2259 sq.ft. (209.9 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	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bedroom 3: 15'11 x 8'5 front and side aspect double glazed windows, ceiling light well and radiator.

Bedroom 4: 14'7 x 8'5 side aspect opaque double glazed window, rear aspect double glazed window, ceiling light well and radiator.

Bedroom 5: 13'6 x 8'6 front and side aspect double glazed windows, ceiling loft access hatch and radiator.

Outside: to the front of the property is a low brick wall with hedging above and to the side with open access onto a gravelled driveway with parking for several cars. There is a wooden shed to one side, wooden sleeper enclosed flower beds and wooden gates to both sides giving rear garden access. To the rear is a garden laid mainly to lawn with a terrace area beside the house, wooden sleeper edged raised lawned area with a further seating area with covered wooden pergola above. Mature trees, plants, shrubs edge the fenced perimeters with a paved covered area to the left side of the house that leads to the wooden shed.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£2,932.00) / EPC: C (75)

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.



