

29 Woodland Way, Bidborough, Tunbridge Wells





29 Woodland Way, Bidborough, Tunbridge Wells TN4 0UY

Recently refurbished 4-bedroom house with parking in sought after village location

Accommodation Summary

- Detached house (with Federation of Master Builders 10 year guarantee)
 - 4 bedrooms, 1 en-suite
 - Living/dining room
- Kitchen/breakfast room and separate utility room
 - Home office
- Bathroom, en-suite bathroom and ground floor cloakroom
 - Garden with possible access to woodland
 - Driveway with parking for two vehicles
 - Sought after village location
 - Chain free



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Every inch of this home has been beautifully refurbished inside and out transforming it into a fantastic contemporary 21st Century home.

It is set at the quiet cul-de-sac end of a popular street, with a location that presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

A low fence fronts a neat area of lawn, with a block brick driveway offering parking for two cars set to the side and rising upwards to meet the house.

A part glazed porch with space for muddy boots welcomes you into the entrance hallway, with rooms that run off it at every angle and a useful guest cloakroom to the rear.

To the right is a much needed home office which could instead be used as a playroom, should your needs require it. It has helpful access into the utility and kitchen behind.

Returning to the hallway, on the left is the open plan living/dining room which is the heart of the home. It is a generous space with plenty of room for family living and entertaining and is flooded with dual aspect light. A set of bi-fold doors at the rear offer green garden views and can effortlessly slide open to extend your living space onto the garden terrace in the warmer months.

Opening to the right, and cleverly separated by a breakfast bar, is the stylish and stream lined kitchen which forms an open U space. As it is open plan it enables you to chat to friends and family as you prepare dinner. It is a well-designed space with plenty of Shaker style cabinets topped off with contrasting Quartz work tops separating the integrated appliances. There is side access into the garden and the utility room behind.

The utility room has another sink for muddy boots and paws, additional storage and space and plumbing for appliances. It also gives access to the home office to the front.

Climbing the stairs to the first floor, there are four bedrooms all spacious and bright with neutral décor.

The principal bedroom has a bay window to the front and a large en-suite bathroom with a separate shower cubicle and bath.

The family bathroom completes the first floor.

Outside, the enclosed rear garden has a large, paved terrace at the rear of the house, perfect for summer dining. Steps lead up to an area of lawn which offers a safe sanctuary for pets and children with close boarded fencing and mature hedging and shrubs at all perimeters.

It is a blank canvas for you to create your own dream garden and it has street access too.

This home offers a luxury family lifestyle that you could move straight in and enjoy. A must see!





Porch: front and side aspect double glazed windows, front aspect part glazed door, tiled flooring and wooden entrance door opening into:

Entrance Hall: front aspect opaque double glazed picture window, carpeted flooring, radiator and doors opening into:

Cloakroom: low level WC, radiator, wall hung wash hand basin with mixer tap, part tiled walls and tiled flooring.

Living/Dining Room: 29'2 x 15'5 front aspect double glazed bay window, rear aspect bi-folding doors opening into the garden, carpeted flooring, radiators and opening into:

Kitchen/Breakfast Room: 13'4 x 12'11 rear aspect double glazed windows, side aspect part glazed door opening into the garden, integrated Zanussi dishwasher, integrated AEG double ovens, integrated Fridge/freezer, Zanussi 5 ring gas hob, stainless steel AEG extractor, 1 ½ sink with mixer tap and drainer, tiled flooring, radiator and Quartz splashbacks. The kitchen has plenty of Quartz worktop space and a good selection of solid wood Shaker style eye and base level units with pull out larder cupboards, pan drawers, corner cupboards, pull out bins, breakfast bar overhang for multiple bar stools and door opening into:

Utility Room: side aspect double glazed window, stainless steel sink with mixer tap and drainer, space and plumbing for appliances, fitted cupboard housing meters, eye and base level cupboards, one housing the Vaillant boiler, Quartz worktop, wooden flooring, radiator and door opening into:

Home Office: 8 x 7'5 front aspect double glazed window and radiator.

Stairs up to first floor landing with oak handrails and glass balustrades, ceiling loft access hatch, radiator and doors opening into:

Principal Bedroom: 15'1 x 13'7 front aspect double glazed bay window, radiator and door opening into:



En-suite: front aspect opaque double glazed window, shower cubicle with rainwater shower head and hand held shower attachment, panel enclosed premier finish bath with mixer tap, vanity unit with wash hand basin and mixer tap over and drawers under, mirrored wall cabinet with integrated charger point and motion activated lighting / demister, low level WC, heated towel rail, part tiled walls and tiled flooring with electric underfloor heating.

Bedroom 2: 14'2 x 10'10 rear aspect double glazed window with views of the rear garden and radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed premier finish bath with mixer tap, hand held shower attachment, rainwater shower head and glass shower screen, vanity unit with wash hand basin and mixer tap above and drawers under, low level WC, heated towel rail, mirrored wall cabinet with intergrated charger point and motion activated lighting / demister, part tiled walls and tiled flooring with electric underfloor heating.

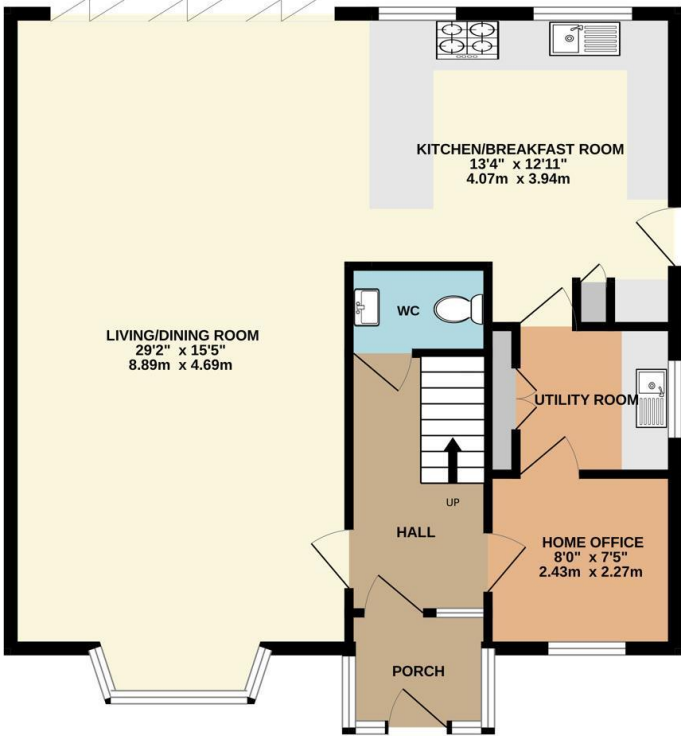
Bedroom 3: 14'5 x 8'7 front aspect double glazed window and radiator.

Bedroom 4: 12'8 x 9'8 rear aspect double glazed window and radiator.

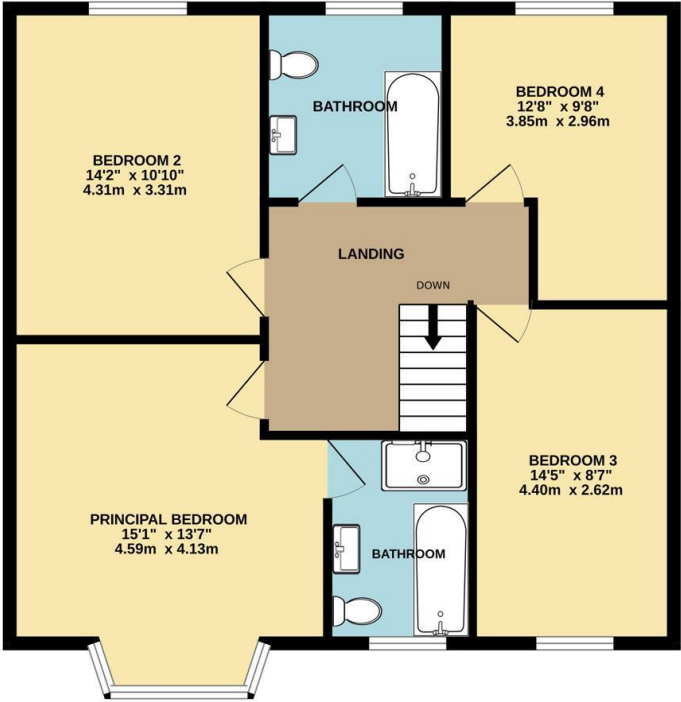
Outside: To the front of the property is a low wooden picket fence with an open access block brick driveway with parking for two cars, an integrated EV charging point and two integrated electrical plug sockets. There is a lawned area to the side with a palm tree and mature shrubs, trees and plants sitting to the side of the perimeter of the property with a side aspect wooden gate giving rear garden access. To the rear is a raised garden laid mainly to lawn with a large, paved terrace area directly behind the kitchen/dining room, with three angle adjustable LED lights and two integrated electrical plug sockets, and paved steps leading up to the lawn with a deep flower bed, mature hedging, trees, plants, shrubs, and flowers. There is rear wooden perimeter fencing.



GROUND FLOOR



1ST FLOOR



TOTAL APPROX AREA 1,581 SQ.FT / 146.9 SQ.M

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.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	74	
(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		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,084.00)

EPC: C (74)

Two direct satellite inputs for Sky/satellite and terrestrial TV (with X2 Cat 6 data points capable of 1 GB Internet direct to your TV & surround sound and/or running 4K ultra HD, POE, 3D or 1,080p direct to your Smart TV)

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.



