

25 Glebelands, Bidborough, Tunbridge Wells





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Bright 3-bed house with garage and spectacular countryside views

Accommodation Summary

- Detached 1980s house with stunning views
 - 3 bedrooms
 - Modern kitchen/dining room
 - Spacious living room
- Bathroom and ground floor toilet
 - Lobby
- Front and rear gardens
- Garage and off street parking
- Sought after village location
- Close to highly regarded primary school



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This fantastic house sits elevated in the village's quiet high street, with far reaching westerly views of the High Weald to the rear. It is perfectly placed, just a short walk from the village primary school, recreation ground and popular gastro pub.

Screened from the road by hedging, with a pretty tiered garden to the front, you can also enter the house at the rear, past the garage with parking in front.

A part glazed entrance door opens into a useful lobby with fitted storage, hanging space for coats and access into the guest cloakroom.

Behind is the kitchen/dining room which can also be accessed via French doors that open onto a paved terrace, perfect for your morning coffee. The Shaker style units offer plenty of storage and housing for the integrated appliances. Warm wooden effect counter tops and flooring contrast beautifully with the cream cabinets and contemporary splashbacks and there is lots of space for a dining table and chairs.

At the rear is the living room which delivers fantastic family living and entertaining space with incredible rear views. Bi-fold doors and a skylight flood the room with light and the doors can be left open in the warmer months to extend the living space into the garden.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles that offer far reaching countryside views to the rear.

A stylish family bathroom with shower over the bath completes the first floor.

The garden at the rear is wonderfully low maintenance with an area of artificial grass, a mix of fence and hedged perimeters and stunning views beyond. There is a decked terrace at the back of the house and steps lead down to the garage and off street parking space.

This home offers a family lifestyle that you could move straight in and enjoy in a sought after village setting. A must see!





Part opaque glazed entrance door, which opens into:

Lobby: side aspect double glazed window, fitted storage cupboards, Karndean wooden effect flooring, hanging space for coats, and doors opening into:

Cloakroom: rear aspect opaque double glazed window, low level WC, Karndean wooden effect flooring, wall hung slimline wash hand basin with mixer tap and vanity shelf.

Kitchen/Dining Room: 17'10 x 13'2 front aspect French doors, integrated Hotpoint oven, 4 ring gas hob, stainless steel and glass extractor fan, integrated washing machine, integrated dishwasher, space for a fridge/freezer, 1 ½ sink with mixer tap over, tiled splashback, Karndean wooden effect flooring and column radiator. The kitchen has plenty of wooden effect worktop space and a good selection of eye and base level cream Shaker style units with pan drawers and one wall cupboard housing the Worcester boiler. There is space for a dining table and chairs.

Living Room: 20'10 x 17'10 rear aspect bi-fold doors, skylight, fitted cupboard with shelving, Karndean wooden effect flooring and radiators, one in a decorative cover.

Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch with drop down ladder into insulated loft, airing cupboard housing the water cylinder with shelving for linen and doors opening into:

Bedroom 1: 13'2 x 9'8 rear aspect double glazed window with countryside views, fitted wardrobe with hanging rail and shelf, and radiator.



Bedroom 2: 12'11 x 11'6 front aspect double glazed window, and radiator.

Bedroom 3: 9'7 x 8'2 rear aspect double glazed window with countryside views, and radiator.

Bathroom: front aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment and hand held shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low level WC, radiator, vanity shelf, part tiled walls and tile effect flooring.

Outside: to the front is hedging with a gate opening onto tiered garden sections of alternating block brick paving and lawn with stocked flower beds enclosed in wooden sleepers. There is a paved terrace in front of the kitchen/dining room and wooden gates both sides for rear garden access. To the rear the garden is laid mainly with artificial grass with a decked terrace at the back of the house. Wooden fencing encloses the garden with some hedging behind and a gate opens onto stone steps with a metal gate at the bottom that opens onto the garage block with an allocated off road parking space.

Garage: 13'3 x 7'10 front aspect up and over door.

General:

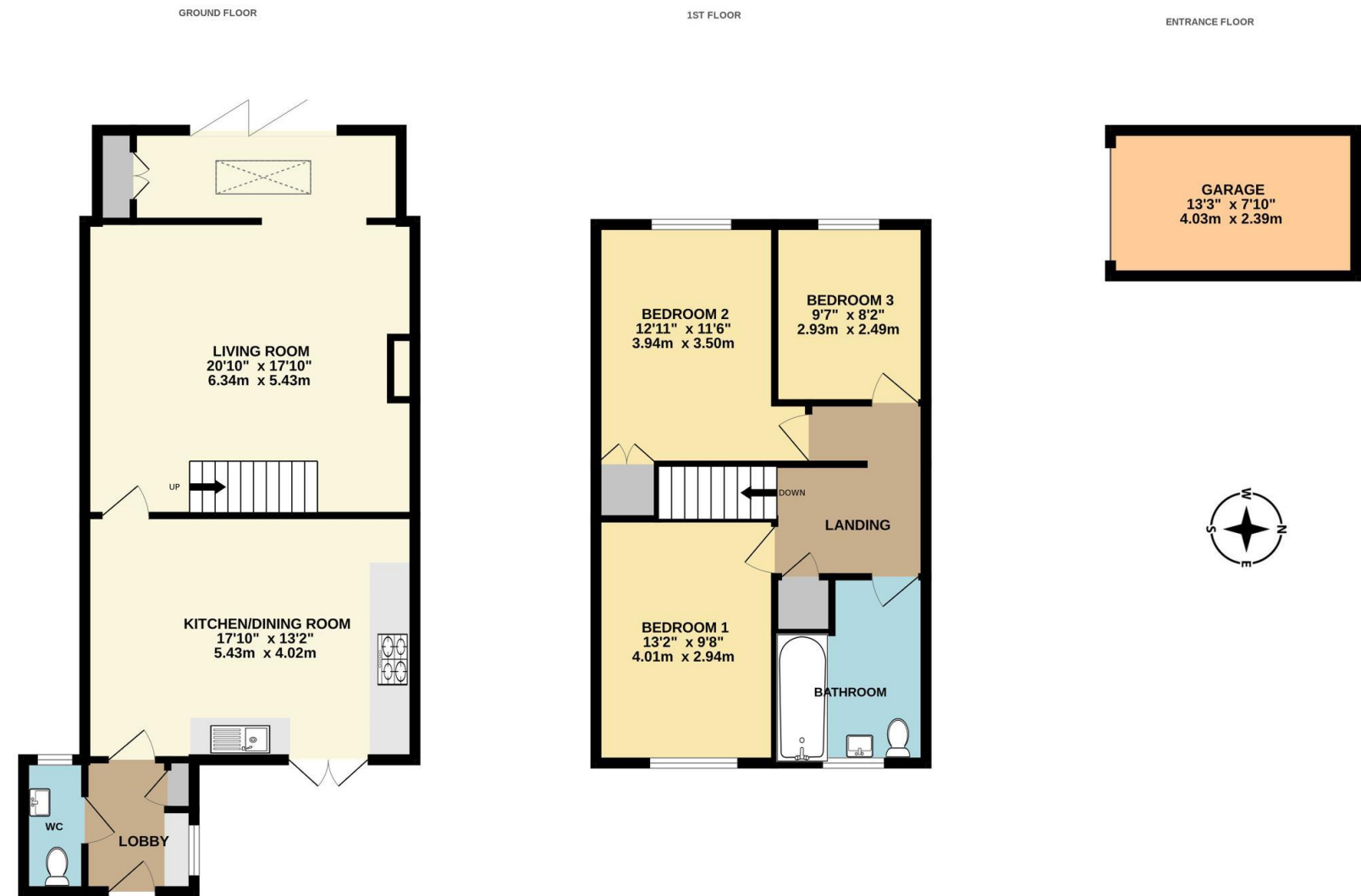
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,405.00)

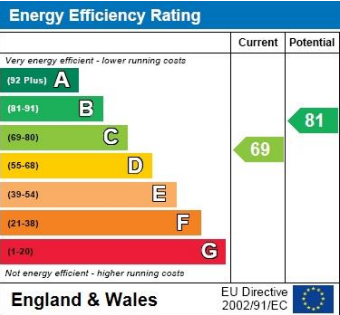
EPC: C (69)





APPROX TOTAL AREA EXCLUDING GARAGE 1181 SQ.FT / 109.7 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.
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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.



