

Baker's Cottage, 4 High Street, Bidborough





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Beautiful Grade II Listed Detached Cottage

Accommodation Summary

- 3 double bedrooms
- 2 reception rooms
- Country kitchen
- Separate breakfast room
- 16th Century period features
 - Pretty walled garden
- Sought after village location
 - Breathtaking views
 - Grade II listed



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Baker's Cottage is a picture perfect detached home that sits elevated in the village's attractive quiet high street.

With splendid far reaching westerly views of the High Weald opposite and being a short walk from the outstanding village primary school, it is perfectly placed.

Breath takingly beautiful, its wisteria clad front is framed behind by the 11th Century church steeple, adding another dimension to its impressive positioning.

A brick pathway leads you upwards through the pretty cottage front garden to the house. Its crisp white front door and windows add style and charm to the mix of red bricks and hung tiles that give a nod to its architectural heritage.

The entrance hallway, with space for coats and shoes, draws you in offering doors to both reception rooms on either side.

On the right is the living room which delivers fabulous relaxing and entertaining space steeped in history with its exposed ceiling beams. Its windows bring in a mix of open countryside and church views at either end whilst a wood burning stove adds warmth to the room as you curl up in a deep sofa on cold winter nights.

Across the hallway is the dining room whose open fireplace, flagstone hearth and exposed ceiling beams make it the perfect space for a romantic dining experience.

Conveniently accessed from the dining area is the pretty country kitchen with an abundance of cream wooden cabinetry, tiled worktops and integrated appliances. Its dual aspect windows dapple the terracotta floor tiles with light offering a warm contrast to the neutral cupboards.

A stable door gives you access to the walled garden while the breakfast room at the rear with its built-in seat benches lets you eat breakfast under the church's chiming steeple clock. With a useful cloakroom to the side it is the perfect family addition to the kitchen.

The stunning original oak stairs draw you up to the first floor with its equally impressive galleried timber framed landing with far reaching countryside views from its window.

There are three romantic double sized bedrooms all with original wooden flooring, period features and breath-taking views. A large stylish family bathroom with shower over the bath completes the first floor.

Baker's Cottage is a unique home with enormous charm and character that must be seen to be appreciated.





Entrance door, which opens to:

Entrance hallway: side double aspect windows with glazing bars, exposed ceiling beams, tiled floor, radiator, fuse box, gas meter, space for coats and shoes and doors to:

Living Room: 17'5 x 11'1" double aspect front and rear windows one with glazing bars and one leaded, exposed ceiling beams, wood burning stove sat on stone slabs with oak shelf over, storage cupboard and radiators.

Dining Room: 11'1 x 10'11" front aspect window with glazing bars, exposed ceiling beams, open fireplace with flagstone hearth, radiator, open timber framed staircase leading up to the first floor and door into:

Kitchen: 12'1 x 10'6" opaque side aspect window, electric Neff oven with 4 ring gas hob, extractor fan, inset ceramic butler sink with mixer tap over, tiled flooring and radiator. The kitchen has plenty of cream tiled worktop space and a good selection of eye and base level cream wooden units and an open shelf unit. There are wooden unit doors with concealed space behind for appliances and an integrated under counter fridge. A part glazed stable door to the side gives access to the rear garden and an open arch at the rear into:

Breakfast Room: 7'7 x 7'3" rear and side aspect windows, loft access ceiling hatch, tiled flooring, wall cupboard housing boiler, base level shaker cupboard door concealing space behind for an appliance, two inbuilt wooden seat benches with hinged lids providing storage, radiator and door into:

Cloakroom: rear aspect opaque window, pedestal wash basin, high level traditional WC, tiled flooring and heated towel rail. Stairs up to first floor galleried timber

framed landing with front aspect window with glazing bars, wooden floor, radiator and doors to:

Bedroom 1: 11'3 x 9'9" front aspect window with glazing bars giving views of the street and countryside beyond, wooden floor, exposed wall beams, open brick fireplace with tiled hearth, radiator and door into:

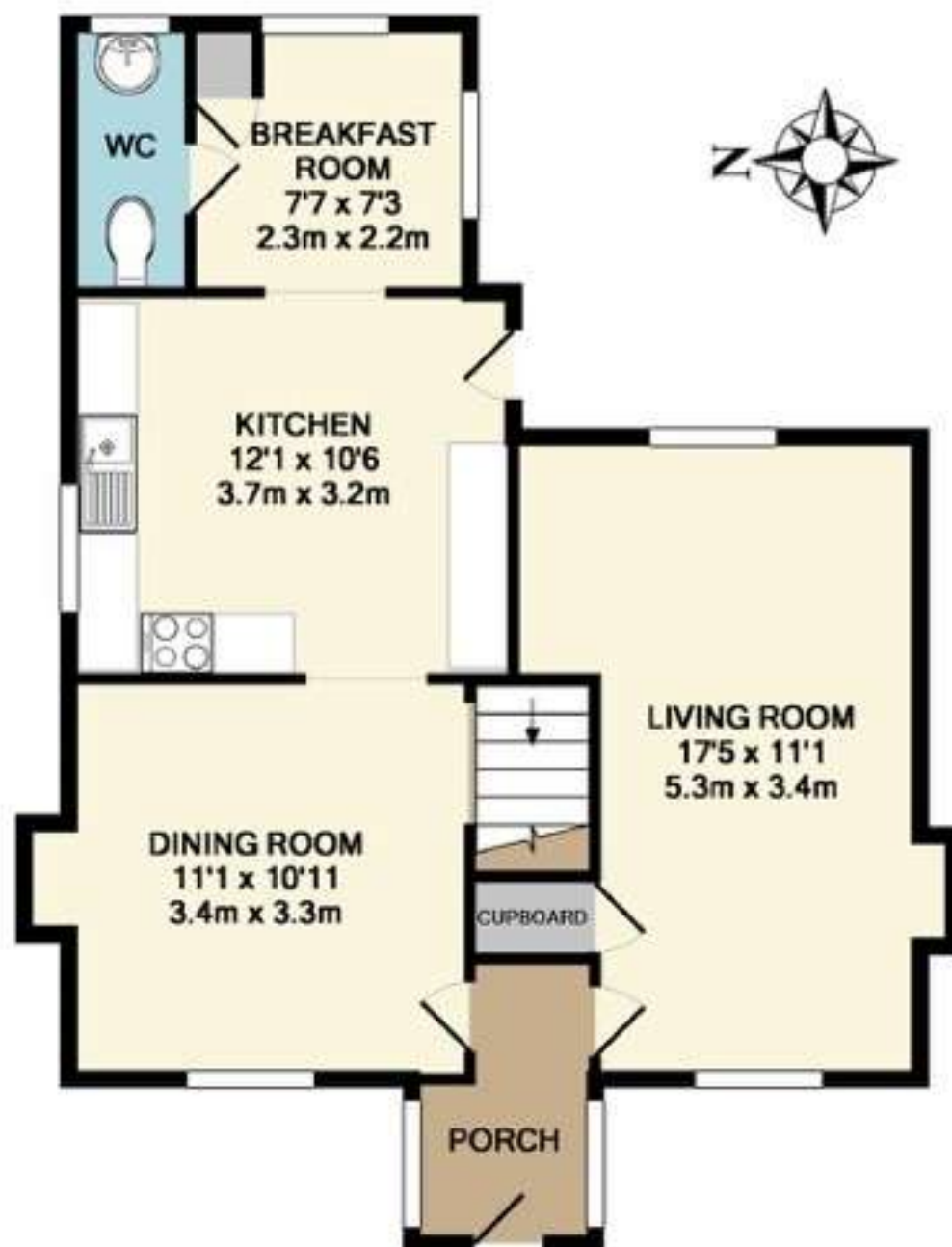
Bedroom 3: 11'7 x 8'6" rear and side aspect leaded windows, wooden floor and radiator.

Bedroom 2: 11'3 x 8'2" front aspect window with glazing bars overlooking the street and open countryside beyond, wooden floor, open fireplace with tiled hearth and radiator.

Bathroom: rear and side aspect opaque part leaded windows, part mid height wall panelling, part tiled walls, panel enclosed bath with wall mounted shower over, hinged glass shower screen, pedestal wash basin, low level WC, heated towel rail, inset cupboard with internal shelving, double wardrobe housing the water cylinder on one side with shelf above for linen and hanging rail and shelf above on the other side.

Outside: to the front is a low wooden picket fence at the front and sides of the property with a brick pathway leading up to brick steps to the front entrance door and a stone slab pathway at the right-hand side providing rear garden access through a wooden gate. The front garden has lawn laid on one side with the other featuring a cottage garden with mature shrubs and brick paving. A pretty wisteria plant climbs up the front of both sides of the property. To the rear the garden is laid mainly to lawn with a paved patio area wrapping around the rear of the property providing an area for concealed storage to the rear of the breakfast room.





GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Mature shrubs, climbing flowers and a natural rock walled perimeter with the village church sitting high above complete the rear garden.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£1,934.32)

EPC: No EPC required for listed properties

Area Information:

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 30 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.



