

29 Bidborough Ridge, Tunbridge Wells





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Substantial 5-Bedroom Detached Family Home With Spectacular Views

Accommodation Summary

- 1930s detached home
 - 2 reception rooms
 - Large conservatory
 - 5 bedrooms
 - Kitchen/breakfast room
 - Utility/home office
- Gardens stretching to approximately ½ acre
 - Off street parking
 - Garage
 - Outstanding views



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Sitting elevated in its prized ridge position with glorious panoramic views across the Weald this handsome property stands proud.

A well maintained driveway screened by trees leads you up to the house, it's pretty front garden enticing you in.

It has a smart red brick, part hung tile exterior with leaded windows throughout, an off-street drive and a garage set back to the left.

A glazed enclosed porch leads into the wide entrance hallway with a useful guest cloakroom, providing plenty of space for coats, keeping the hallway clutter free.

To the right is the spacious living room which is a welcoming space with wooden flooring and an exposed brick wall framing an open fire, adding character and warmth.

Through glazed French doors at the rear, the large conservatory's wrap around windows flood the room with light and views of the beautiful garden. It is the perfect space for relaxing or entertaining in and its own set of double glazed doors open onto the patio and garden beyond.

Next door the dining room's traditional space delivers a sophisticated dining experience with a useful serving hatch giving you a glimpse of the kitchen behind.

It is a light and spacious room with plenty of cupboards, worktop space, an integrated oven and hob and plenty of space for a table and chairs. There is a deep larder with room for additional appliances and door that leads you through to the utility room beyond.

The spacious utility room and home office with their bespoke fitted units provide the perfect mix for family needs. A door to the driveway and garden means that muddy paws and boots can be dealt with at one end while the integral desk and cupboards at the other offer a quiet spot to work, away from the family.

The wide stairs take you up to a landing which has an airing cupboard, a cloakroom and access to the large mainly boarded loft which stretches the width of the house offering great development potential.

With restful sweeping views at the front and back the tranquil master bedroom is a vast space complimented by its built-in cabinetry and modern en suite.

Four further bedrooms are all beautifully presented, spacious and light, two of which have glorious views at the front and fitted wardrobes. The large family bathroom is fresh and modern with a bespoke vanity unit, bath with shower above and heated towel rail.

Outside at the rear, a flagstone terrace, perfect for alfresco dining, sits in front of the enclosed lower garden tier with its pretty mix of beds, scented flowers and lawn. Stone steps lead you upwards to an expanse of lawn and imaginative planting that gives year-round enjoyment. A large summer house, currently used as a home gym, and a lawned area at the rear framed by apple trees is the perfect space for a vegetable patch or even a tree house.

With breath taking landscape views, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is the perfect family home.





Glazed enclosed porch with brick flooring, inbuilt bench seat with cupboards under, wooden entrance door with leaded glass view window, which opens to:

Entrance hall which has a wooden floor, leaded front aspect window, radiator with shelf above, stairs with wooden handrail and glass balustrade to first floor and doors to:

Cloakroom: with opaque leaded window, space for coats, low level WC, pedestal hand wash basin, part tiled walls and tiled floor.

Living Room: 17'5 x 12'4' leaded front aspect window with secondary glazing, side and rear aspect windows with bars, exposed brick wall and fireplace with wooden mantle over and tiled hearth with inset cast iron fire basket, wooden floor, radiators and fully glazed French doors into:

Conservatory: triple aspect windows overlooking the garden, polycarbonate roof, wooden effect laminate flooring with underfloor heating, double glazed French doors leading onto the garden terrace and glazed door into:

Dining Room: 15'10 x 13'3' rear aspect leaded window with secondary glazing overlooking the garden, plate rail, wooden floor, radiator and serving hatch into:

Kitchen/breakfast room: 13'4 x 12'59' front aspect leaded windows with secondary glazing, fitted electric oven and grill, 4 ring gas hob, extractor fan, space and plumbing for dishwasher, 1 ½ bowl sink with drainer, mixer tap and filtered water tap over, tiled floor and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units with a walk-in larder with front aspect leaded window, internal shelving, tiled floor and space for fridge/freezer. There is plenty of space for a table and chairs with a door, past two storage cupboards in the passage way, into:

Utility/home office: 19'1 x 11'2' front and rear aspect leaded windows with secondary glazing, ceramic butler sink with mixer tap over and cupboard under, space and plumbing for appliances, part tiled walls, linoleum flooring, a range of wall, base level and tall

housing units with internal shelving and inbuilt desk, radiator and part glazed opaque door giving side access to garage and front and rear gardens.

Stairs up to first floor landing with rear aspect leaded window with secondary glazing, access to part boarded loft with windows with pull down ladder, airing cupboard housing water cylinder with internal shelving for linen, radiator, inbuilt wooden bench and doors to:

Cloakroom: rear aspect opaque leaded window with secondary glazing, low level WC and linoleum flooring.

Bedroom 1/Master Bedroom: 19'1 x 12'4' front and rear aspect leaded windows with secondary glazing, inbuilt vanity unit with drawers and integrated dressing table, fitted wardrobes with hanging rails and internal shelving with integrated bedside tables and headboard with shelf and radiators.

En suite: part tiled walls, linoleum flooring, heated towel rail, pedestal wash basin with mixer tap, corner shower enclosure with wall mounted shower and glazed shelves with cupboard above.

Bedroom 2: 13'5 x 13'3' rear aspect leaded window with secondary glazing, fitted wardrobes with hanging rails and internal shelving with wall cupboards above bed recess and integrated bedside table, inbuilt eaves storage cupboards, slimline vanity unit with hand wash basin and mixer tap over and radiator.

Bedroom 3: 12'3 x 10'3' front aspect leaded window with secondary glazing, inbuilt eaves storage with hanging rail and shelving and radiator.

Bathroom: front aspect leaded window with secondary glazing, recessed vanity unit with wash hand basin, mixer tap over and cupboards under, P shaped panel enclosed spa bath with jets, mixer tap, wall mounted shower, integrated head rest and glass hinged shower screen, part tiled walls, heated towel rail and radiator.

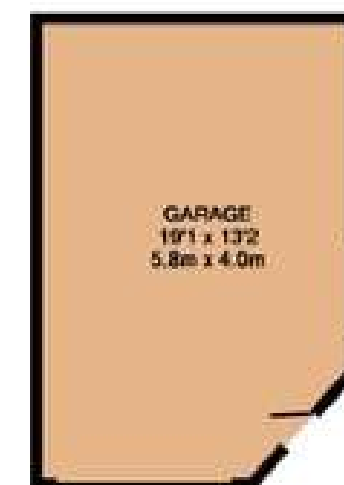




GROUND FLOOR
APPROX. FLOOR
AREA 1243 SQ. FT.
(115.5 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 965 SQ. FT.
(89.6 SQ. M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 240 SQ. FT.
(22.3 SQ. M.)



TOTAL APPROX. FLOOR AREA 2448 SQ. FT. (227.4 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 parts are approximate and no responsibility is taken for any error, omission, or misstatement. 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	
(39-54) E	58
(21-38) F	
(1-20) G	66
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	58
(1-20) G	66
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Bedroom 4: 10' 4 x 9' 11" rear aspect leaded window with secondary glazing and radiator.

Bedroom 5: 10' 4 x 7' 10" front aspect leaded window with secondary glazing and radiator.

Outside: to the front of the property is a low rock wall with raised well stocked flower beds and lawn with stone access steps and pathway to the front door. To the left is a hard surface space providing off street parking and direct access through a wooden gate to the garage. Mature shrubs, trees and plants sit at both sides of the perimeter of the property with a tiered walled area of a mix of stocked flower beds and lawn. Wooden gates to either side provide rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area, a glass greenhouse, a wooden summer house and mature hedging, trees, plants and shrubs. The property also benefits from solar panelling on the roof that heats its hot water.

Garage: 19' 1 x 13' 2" with power, light, an up and over metal door and side access door.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,637)

EPC: D (58)

Area Information: Bidborough

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 40 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.





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