

27 Glebelands, Bidborough, Tunbridge Wells





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Extended stylish 4-bedroom house with garage and spectacular countryside views

Accommodation Summary

- Detached house (build c.1980)
 - 4 bedrooms, 1 en-suite
- Principal bedroom suite with walk in wardrobe and en-suite shower room
 - Living room
- Kitchen/breakfast/dining/family room
 - Utility room
- Bathroom, en-suite shower room and ground floor cloakroom
 - Landscaped gardens
- Garage with one off-road parking space
 - Sought after village location



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This fantastic home is screened from the road and sits elevated in the heart of its popular village location, with spectacular countryside views.

It delivers a family friendly style of living in its idyllic semi-rural setting. However, it is also within easy walking distance of Bidborough's highly regarded primary school, picturesque cricket green, beautiful woodland, and popular gastro pub.

Having undergone extensive renovation by the current owners, this home offers a family lifestyle that you could move straight in and enjoy.

Approached via its quiet cul-de-sac setting, with a garage in the block to the side, you climb upwards through seating areas and pretty stocked flower beds to the house.

Fronted by creative landscaped gardens, a gabled porch welcomes you in, with space for coats and shoes.

Beyond is the fantastic open plan kitchen/breakfast/dining/family room which is the heart of the home. The dimensions of the room cleverly define a dining area with ample space for a table and chairs and a seating area with clever storage, creating superb family living and entertaining space. Both areas have bi-folding doors that can lie open to extend the living space into the garden in the warmer months.

Behind is the kitchen/breakfast area that delivers wonderful cooking facilities with streamlined units topped with Quartz countertops. An island houses the induction hob and charcoal filter while the peninsula breakfast bar has space for up to four bar stools, making it perfect for casual dining or chatting to friends and family as you cook. There are plenty of storage cupboards and a deep corner larder cupboard too.

At the rear is the separate utility room with an additional sink for muddy boots and paws, space and plumbing for appliances and access into the guest cloakroom.

To the right, with rear garden access, is the spacious living room. A bespoke media unit with soft close cabinets and oak acoustic wooden wall panelling make it a very welcoming and contemporary space.

Climbing the stairs to the first floor there are four bedrooms, three of which are doubles.

The principal bedroom is a tranquil space which enjoys breathtaking views from its front window and has the benefit of a walk-in wardrobe and an en-suite shower room.

A bathroom with a shower bath and fitted linen storage completes the floor.

Outside the inspired landscaping provides the perfect welcome but it is also an ideal setting to enjoy the far-reaching countryside views. There is a paved terrace at the rear of the house, perfect for summer dining, and areas of lawn for children to play on. Creative planting adds colour and interest and there is a children's slide and swing set that blends beautifully into its surroundings.

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. A must see!





Family Room: front aspect bi-folding doors with UV window covering, wood burning stove, granite hearth, fitted storage unit with storage, inset seating/reading nook, inset wall shelves, column radiator, wooden parquet flooring.

Dining Room: front aspect bi-folding doors with UV window covering, front aspect Velux windows, wooden parquet flooring, radiator.

Kitchen/breakfast Room: side aspect double glazed windows, integrated Neff dishwasher, integrated fridge/freezer, 4 ring induction hob, Elica charcoal filter, integrated oven, 1 ½ sink with drainer and mixer tap, eye and base level units with pan drawers, deep corner larder cupboard, peninsula breakfast bar overhang with space for 4 bar stools, quartz countertops, wooden parquet flooring.

Living Room: side and rear aspect double glazed windows, rear aspect glazed door, fitted bespoke media unit with cupboards with soft close doors, one housing the boiler, oak acoustic wooden wall panelling, wooden parquet flooring, radiator.

Utility Room: rear aspect double glazed window, stainless steel sink with drainer and mixer tap, space and plumbing for appliances, wooden parquet flooring, radiator.

Cloakroom: WC, wall hung slimline wash hand basin with mixer tap, inset shelves, tiled flooring, radiator.



Principal Bedroom: front aspect double glazed window with UV window covering, side aspect opaque double glazed window, walk in wardrobe, radiator.

En-suite: rear aspect opaque double glazed window, shower enclosure with rainwater shower head, handheld shower attachment, pedestal wash hand basin and mixer tap, WC, heated towel rail, part tiled walls, tiled flooring.

Bedroom 2: front aspect double glazed window with UV window covering, radiator.

Bedroom 3: rear aspect double glazed window, radiator.

Bedroom 4: front aspect double glazed window with UV window covering radiator.

Bathroom: rear aspect opaque double glazed window, P shaped shower bath with wall mounted shower attachment, vanity unit with wash hand basin with drawers and cupboard under, WC, fitted linen cupboard with drawers and cupboard, radiator.

Garage: front aspect up and over door, lighting, and electricity. With one parking space in front of the garage.

General:
Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£3,384.49) / EPC: C (69) / Full fibre broadband

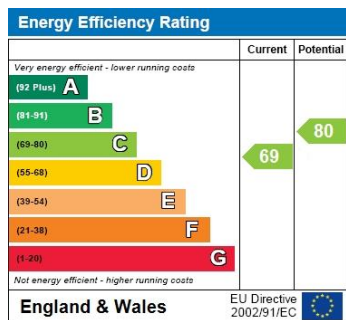




APPROX TOTAL AREA EXCLUDING GARAGE 174.5 SQ.M / 1880 SQ.FT

TOTAL FLOOR AREA : 2023 sq.ft. (187.9 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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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.



