

17 Glebelands, Bidborough, Tunbridge Wells





17 Glebelands, Bidborough, Tunbridge Wells TN3 0UQ

Immaculate 4-bedroom house with detached garage and spectacular countryside views

Accommodation Summary

- Detached house (built 1970s)
 - 4 bedrooms, 2 en-suite
 - Snug/family room
 - Living room
 - Kitchen/breakfast/dining room
 - Large utility room
- Bathroom, 2 en-suite shower rooms, ground floor cloakroom
- Detached garage and off-street driveway
 - West facing garden
- Sought after village location



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Set on a quiet cul-de-sac, this home's elegant, light filled interior delivers a family friendly contemporary style of living in an idyllic semi-rural setting.

Being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. It is also within walking distance of Bidborough's highly regarded primary school, picturesque cricket green, recreation ground, petrol station, local shop and popular gastro pub.

With a part hung tile exterior and a mix of stone and brick beneath its gabled roof lines, this fantastic home delivers plenty of kerb appeal.

Neat hedging fronts an area of lawn edged with flower beds and planting and a detached garage sits neatly to the side, offering storage and parking away from the ample driveway that stretches up to meet the house.

The entrance door welcomes you into a part glazed porch which opens into the entrance hallway with its neutral décor, fitted cupboards,, and a useful guest cloakroom.

Stepping down to the lower ground floor and on the left is the snug with dual aspect light and fitted media cabinetry. It is a very versatile space, and it could easily be used as a playroom, an informal tv room for older children or even a home office.

Behind is the spacious living room which has a feature fireplace with a wood burning stove, plenty of space for large sofas, and French doors that can lie open in the summer months extending the living space onto the expansive garden terrace. Bespoke fitted cabinetry provides useful elegant storage space.

Next door the fabulous kitchen/breakfast/dining room is perfect for entertaining but equally ideal for family living. The streamlined kitchen on the right offers an abundance of Shaker style cabinetry, counter space and integrated appliances including a full height fridge and Neff dishwasher, double ovens, and 5 ring gas hob. A peninsula breakfast bar overhang with space for three bar stools is perfect for your morning coffee and the dining space to the rear is ideal for a large table and chairs to enjoy views of the garden as you dine.

Beyond, the spacious utility room has another sink for muddy boots and paws, countertops, additional storage and space and plumbing for appliances. It also gives access into the garden with easy side access to the driveway and pedestrian access into the rear of the garage.

Returning to the hallway and climbing the stairs to the first floor there are four immaculate bedrooms all brightened by large windows.

The principal and second bedroom suites benefit from contemporary en-suite shower rooms, fitted wardrobes and spectacular countryside views.

The fourth bedroom, currently set up as a home office, has a useful fitted cupboard with a pull down bed.

The modern family bathroom with a shower bath with wall mounted shower above completes the floor.

Outside the beautiful rear garden is tiered with a large, paved terrace with an electric sun awning, perfect for summer entertaining, at the rear of the house. Steps take you down to two areas of lawn, at the rear and the side, bordered by mature planting. Through a gap in the mature hedging at the rear steps take you down to a cottage garden area with raised wooden vegetable boxes, a further paved terrace for seating and a wooden shed for storage. There is driveway access at both side of the house.

With breath taking landscape views, a family lifestyle that you could move straight in and enjoy, a popular village location and all your first-class schooling and transport needs on your doorstep, this is the perfect home. A must see!





Snug/Family Room: front and side aspect double glazed windows, fitted open bookshelves, fitted low level media cupboards, radiator.

Living Room: side and rear aspect double glazed windows, rear aspect French doors, fireplace with wood burning stove, tiled hearth, oak beam, fitted low level cupboards with open shelving above, radiators.

Kitchen/Breakfast/Dining Room: rear and side aspect double glazed windows, rear aspect French doors, Shaker style eye and base level units, one housing the Worcester boiler, larder cupboard, pan drawers, pull out bins, integrated Neff dishwasher, integrated Neff double ovens, 5 ring Neff gas hob, extractor, coloured glass splashback, integrated full height fridge, sink with mixer tap and water softener tap, peninsula with breakfast bar overhang for 3 bar stools, wooden countertops, wooden flooring.

Utility Room: front and aside aspect double glazed windows, side aspect part opaque glazed door, pitched roof with ceiling loft access hatch, 1 ¼ stainless steel sink with mixer tap and drainer, eye and base level cupboards, countertops, tall housing unit, under counter space and plumbing for appliances, space for additional freestanding appliances, tiled flooring.

Principal Bedroom: rear aspect double glazed windows, fitted wardrobes with drawers, hanging rail, double hanging rails, shelves, radiator.

En-suite: rear aspect opaque double glazed window, bidet, low level WC, wall hung vanity unit with wash hand basin and mixer tap over and drawer under, shower cubicle with wall mounted shower attachment, heated towel rail, wooden effect flooring.

Bedroom 2: rear aspect double glazed windows, fitted wardrobes with double hanging rails, hanging rail, shelves, radiator.



En-suite: concealed cistern WC, wash hand basin with mixer tap, vanity shelf, shower cubicle with wall mounted shower attachment, heated towel rail, wooden effect flooring.

Bedroom 3: front aspect double glazed window, fitted wardrobe with hanging rail and cupboard above, radiator.

Family Bathroom: front aspect double glazed window, P shaped panel enclosed shower bath with glass shower screen, wall mounted mixer tap, wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and drawers under, vanity shelf, concealed cistern WC, heated towel rail, part tiled walls, wooden effect flooring.

Bedroom 4/Home Office: front aspect double glazed window, fitted wardrobe with hanging rail and shelf, fitted desk unit with drawers, fitted cupboard with pull out bed, radiator.

Garage: front aspect electric up and over door, rear aspect pedestrian door, rear aspect window, lighting, electricity.

General:

Tenure: Freehold

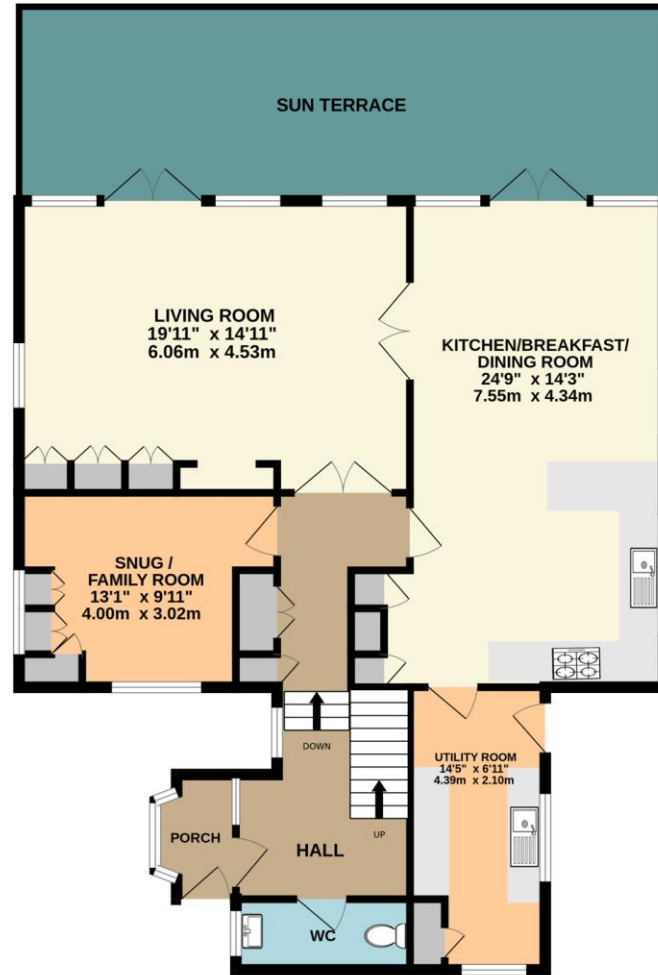
Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£4,068.02)

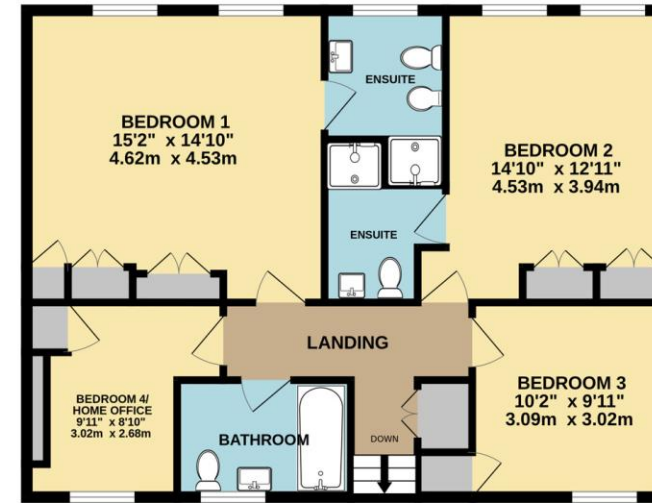
EPC: C (74)



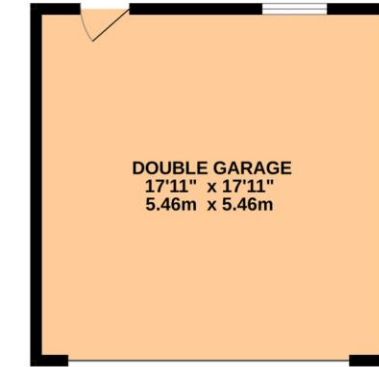
GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.6 sq.m.) approx.



ENTRANCE FLOOR
321 sq.ft. (29.8 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE & SUN TERRACE 168 SQ.M / 1,808 SQ.FT

TOTAL FLOOR AREA : 2188 sq.ft. (203.3 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.
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		74	79
(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	



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.



