

# Windrush, 5 Bidborough Ridge, Tunbridge Wells





# Windrush, 5 Bidborough Ridge, Tunbridge Wells TN4 0UT

*Substantial 5-bedroom house in sought after village location with garden gym and detached double garage*

## Accommodation Summary

- Detached house (built 1930s)
  - 5 bedrooms, 2 en-suite
- Kitchen/breakfast/family room
  - Separate utility room
    - Living room
    - Dining room
    - Home office
- Family bathroom, en-suite bathroom, en-suite shower room, ground floor cloakroom
- South facing garden with bespoke garden gym
  - Detached double garage and driveway



Tel: 01892 514 189

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

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)



This beautiful house is set back from its prized ridge position and is accessed via a short, shared driveway, with high hedging circling the house offering privacy and framing the driveway.

With gated rear garden access beside the house, the detached double garage sits neatly opposite, with parking for multiple cars in front.

A timeless exterior of red brick and part hung tiles delivers plenty of kerb appeal with a part open canopied porch welcoming you in.

The entrance hallway's warm wooden flooring seamlessly links its generous reception rooms that run off it at every angle, and there is a useful guest cloakroom to the front and under stair storage too. Wooden ceiling beams add character to the house's light filled interior that flows beautifully, delivering family and entertaining space that you could move straight in and enjoy.

First on the right is the spacious dining room. It is an elegant room with wooden flooring, double aspect windows and a wood burning stove to enhance dining experiences.

Opposite is the living room, the second generously sized reception room. With plenty of room for sofas, it enjoys views over the driveway and a focal fireplace with stone mantelpiece adds warmth in the colder months.

Next door the home office is the perfect escape from the daily commute. However, it is a very versatile space, and it could easily double as a playroom or an informal tv room for older children.

Returning to the hallway at the rear is the wonderful kitchen/breakfast/family room which is the heart of the home.

Opening to the right of the kitchen is the family room, perfect for chatting to friends and family as you prepare dinner. It is a social space with a wood burning stove, French doors that deliver views of and access into the garden and there is ample room for informal seating.

The open plan kitchen space is beautifully finished and fully equipped as you would expect from a house of this quality. A bespoke wooden dresser unit with open shelves and an attached double larder cupboard with internal spice racks cleverly link both ends of the generous room.

Light bounces off the gleaming granite countertops which contrast beautifully with the painted Shaker style cabinetry that houses and separates the appliances. There is space for a large range oven or Aga with an overmantel with spice cupboards and lighting, double Belfast sinks sit under the rear window, and there is an integrated Bosch dishwasher and a Siemens microwave. Breakfast bar seating at the wooden topped peninsula end is the perfect space for your morning coffee and the tiled flooring that stretches across the room benefits from under floor heating.

Behind, the spacious utility room has another sink for muddy boots and paws, additional storage and space and plumbing for appliances.

Climbing the stairs to the first floor, a wide landing with cupboarded loft access and a linen cupboard, has rooms running off it at every angle.

The principal bedroom at the rear is flooded with light from its window. An en-suite bathroom, fitted wardrobes and a walk in dressing room add to the feeling of luxury that the room certainly delivers on.

Next door, bedroom two which is also a spacious double has a fitted cupboard and a modern en-suite shower room.

There are three further bedrooms on this floor, all doubles with large windows offering leafy views.

The immaculate family bathroom with separate shower cubicle and wooden panel enclosed bath completes the first floor.





Outside to the rear of the house is a large, paved terrace, perfect for summer entertaining, that fronts an expanse of manicured lawn which is edged by stocked flower beds, high hedging, mature trees and shrubs. A bespoke partly glazed garden gym with electricity and lighting sits discreetly to the rear, and it could easily be used as a home studio for your creativity, an extra home office, a den for teenage children or a playroom for younger ones. Behind is a further area of garden with a wooden shed for storage. The garden is a visual delight and offers a safe sanctuary for children and pets.

With open countryside on its doorstep and 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 luxury family lifestyle that you could move straight in and enjoy, 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!

**Living Room:** front aspect double glazed window, fireplace with stone mantelpiece and slate hearth, radiators.

**Home Office:** front aspect double glazed square bay window, fitted open wall shelves, radiator.

**Dining Room:** front and side aspect double glazed windows, wood burning stove with oak beam over and slate hearth, fitted low level cupboards, wooden flooring, radiator.

**Family Room:** rear aspect double glazed bay windows, rear aspect French doors, wood burning stove with oak beam over, tiled flooring with underfloor heating.

**Kitchen/Breakfast Room:** rear and side aspect double glazed windows, side aspect door, space for fridge/freezer, space for 5 oven Aga, inset extractor with overmantel with spice cupboards and lighting, integrated Bosch dishwasher, integrated Siemens microwave, double Belfast sinks with mixer tap, Woodworks bespoke Shaker style dresser unit with wooden countertop, part open shelves, larder cupboard with spice racks, Woodworks bespoke Shaker style eye and base level units with corner cupboards, pullout bin, pull out wooden trays, granite countertops, peninsula with wooden countertop, space for up to 4 bar stools, cupboards, drawer and open storage, tiled flooring with underfloor heating.

**Utility Room:** rear aspect double glazed window, Belfast sink with mixer tap, space and plumbing for appliances, tiled flooring, eye and base level units with open shelves, granite countertop, fitted unit with open shelves, fitted wall cupboard, fitted cupboard housing the Vaillant boiler, MegaFlow Unit, water softener unit, open shelves.

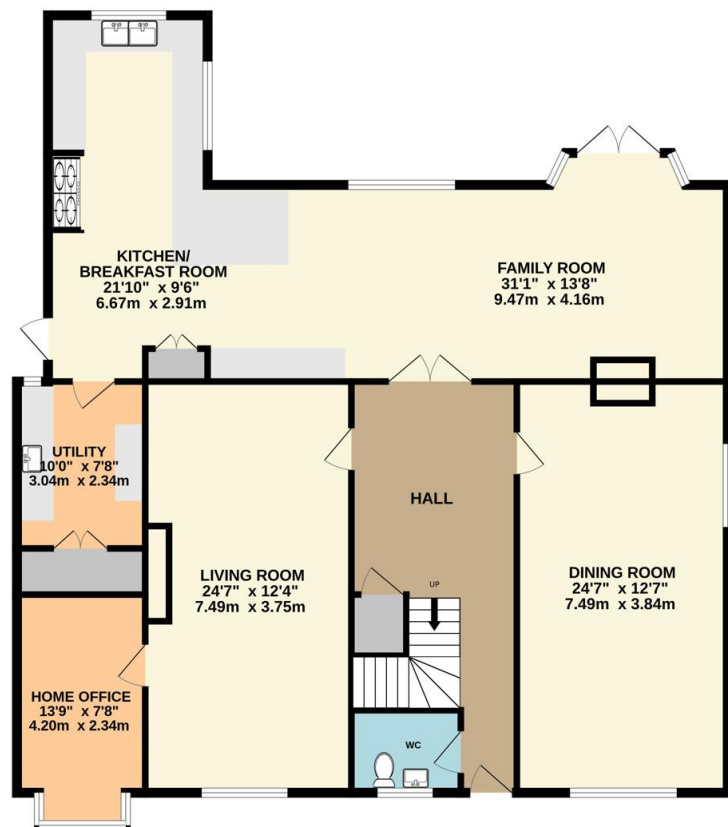
**Principal Bedroom:** rear aspect double glazed window, fitted wardrobes with hanging rails, shelves and cupboards above, radiator.

**Dressing Room:** hanging rails and shelves.

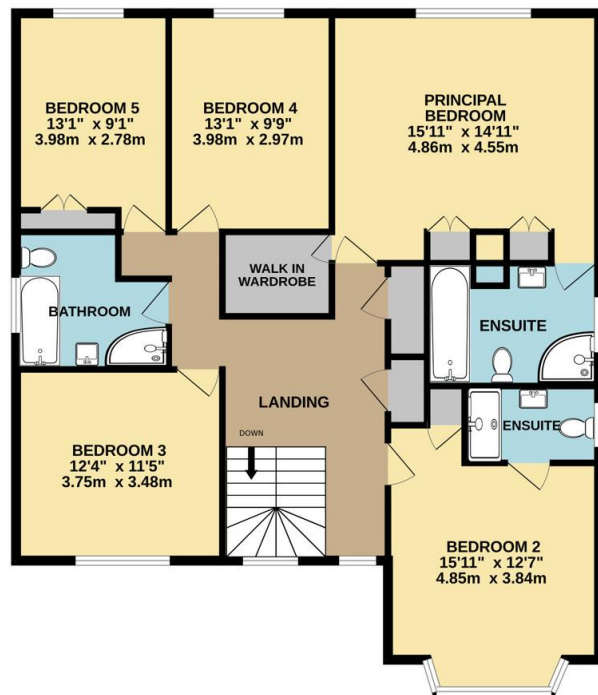
**En-suite Bathroom:** side aspect opaque double glazed window, pedestal wash hand basin with mixer tap, shower enclosure with rainwater shower head and handheld shower attachment, wooden panel enclosed bath with mixer tap and handheld shower attachment, low level WC, open wall shelves, part tiled walls, tiled flooring, radiator.



GROUND FLOOR  
1640 sq.ft. (152.4 sq.m.) approx.



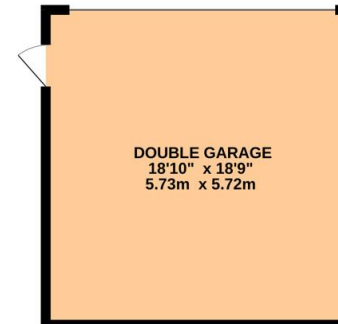
1ST FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



ENTRANCE FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



ENTRANCE FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE & GARDEN STUDIO 267 SQ.M / 2,866 SQ.FT

TOTAL FLOOR AREA : 3427 sq.ft. (318.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Bedroom 2:** front aspect double glazed bay window, fitted wardrobe with hanging rail and shelf, radiator.

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

**Bedroom 3:** front aspect double glazed window, radiator.

**Family Bathroom:** side aspect opaque double glazed window, pedestal wash hand basin with mixer tap, shower enclosure with rainwater shower head and handheld shower attachment, wooden panel enclosed bath with mixer tap and handheld shower attachment, low level WC, part panelled walls, tiled flooring, heated towel rail.

**Bedroom 4:** rear aspect double glazed window, fitted wardrobe with hanging rail and shelves, radiator.

**Bedroom 5:** rear aspect double glazed window, open wall shelves, radiator.

**Garden Gym Studio:** front aspect French doors, front aspect double glazed windows, wooden effect flooring, lighting, electricity.

**Detached Garage:** front aspect electric up and over door, side aspect pedestrian door, lighting, electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£4,068.02)

EPC: D (65)

