

6 Woodland Way, Bidborough





6 Woodland Way, Bidborough, Kent TN4 0UX

Spacious Bright 4-Bedroom Family Home

Accommodation Summary

- 1930s detached home
- 2 reception rooms
 - 4 bedrooms
- Kitchen/breakfast room
- Sunny southerly rear garden
 - Off street parking
 - Garage



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This fantastic family home is set back from its leafy street by a grass verge and a natural stone wall that borders its front garden.

It has a smart red brick and part hung tile exterior with an off-street drive and garage attached and to the right.

A part stained glass door opens into a useful covered storm porch which itself leads into the wide entrance hallway. An under stairs storage cupboard and a useful guest cloakroom with plenty of space for coats both keep the hallway clutter free.

To the left light pours into the spacious living room through its large bay window overlooking the street. It is a welcoming space with wooden flooring and a brick enclosed gas fire which adds warmth.

Next door the dining room's rear wall of glass with double French doors brings views of the garden in.

Conveniently placed next to the dining room is the bright breakfast room with space for a table and chairs, a deep larder and an open arch that leads you through to the kitchen.

The kitchen is light and spacious with plenty of cupboards, worktop space, an integrated oven and hob and ample room for additional appliances.



The wide stairs take you up to a split landing which on the left has an airing cupboard, a cloakroom and access to the part boarded loft.

The master bedroom, with fitted wardrobes, and three further double bedrooms are all beautifully presented, spacious and light. 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 at the back of the dining room and fronts a large lawned area edged by mature hedging, plants and trees. A pebble pathway to the side winds down to the back of the lawned area, screened by trees for extra privacy, with a space perfect for a vegetable patch or a tree house.

This bright, spacious home set in its quiet village location with all your first-class schooling and transport needs on your doorstep is perfect for a growing family.



Brick arched porch with part stained glass entrance door and glazed top light panels above and at the sides, which opens to:

Storm porch with tiled floor, space for coats and shoes with part opaque leaded glazed entrance door, which opens to:

Entrance hall which has a wooden floor, opaque leaded front aspect windows and top light panels above, fitted waist high cupboard housing meters, under stairs storage cupboard, radiator and doors to:

Cloakroom: with space for coats and shoes, low level WC, wall hung hand wash basin, extractor fan and tiled floor.

Reception 1/Living Room: 16' 4 x 12' 8" part leaded front aspect double glazed bay window with views of the front garden and street beyond, brick fireplace with wooden mantle over and tiled hearth with inset gas effect fire in cast iron fire basket, wooden floor and radiators.

Dining Room: 14' 11 x 12' 8" rear aspect double glazed French doors and part leaded double glazed windows to the side and above opening into and overlooking the garden, brick fireplace with wooden mantel over, wooden floor and radiators.

Kitchen: 14' 11 x 9' rear aspect double glazed window overlooking the garden, side top light window above wall cabinets, side access part opaque glazed door to the side of house and garden, fitted electric oven and grill set in tall housing cupboard, 4 ring gas hob, extractor fan, space and plumbing for dishwasher, washing machine and fridge/freezer, stainless steel double bowl sink with mixer tap over, tiled floor and part tiled walls. The kitchen has plenty of worktop space and a good selection of eye and base level units with an open arch into:

Breakfast Room: 8' 11 x 8' 6" rear aspect double glazed window overlooking the garden, walk in larder with internal shelving, inbuilt corner wall and base level cupboards with countertop over, wood floor and radiator. There is plenty of space for a table and chairs.

Stairs up to first floor split landing with wooden floor, access to part boarded loft with drop down ladder, airing cupboard housing water cylinder with internal shelving for linen, radiator and doors to:

Cloakroom: with low level WC, opaque flat ceiling window, wooden floor, fitted wall cupboard with internal shelving and extractor fan.

Bathroom: rear aspect double glazed window, tiled panel enclosed bath with mixer tap and wall mounted shower over, opaque glass wall block shower screen, vanity unit with cupboards under and inset basin with wall mounted tap over, tiled walls, heated towel rail, wooden floor and radiator.

Bedroom 1/Master Bedroom: 16' 5 x 12' 10" part leaded front aspect double glazed bay window with views of the front garden and street, fitted wall of wardrobes with hanging rails and internal shelving, wall hung hand wash basin, wooden floor and radiator.

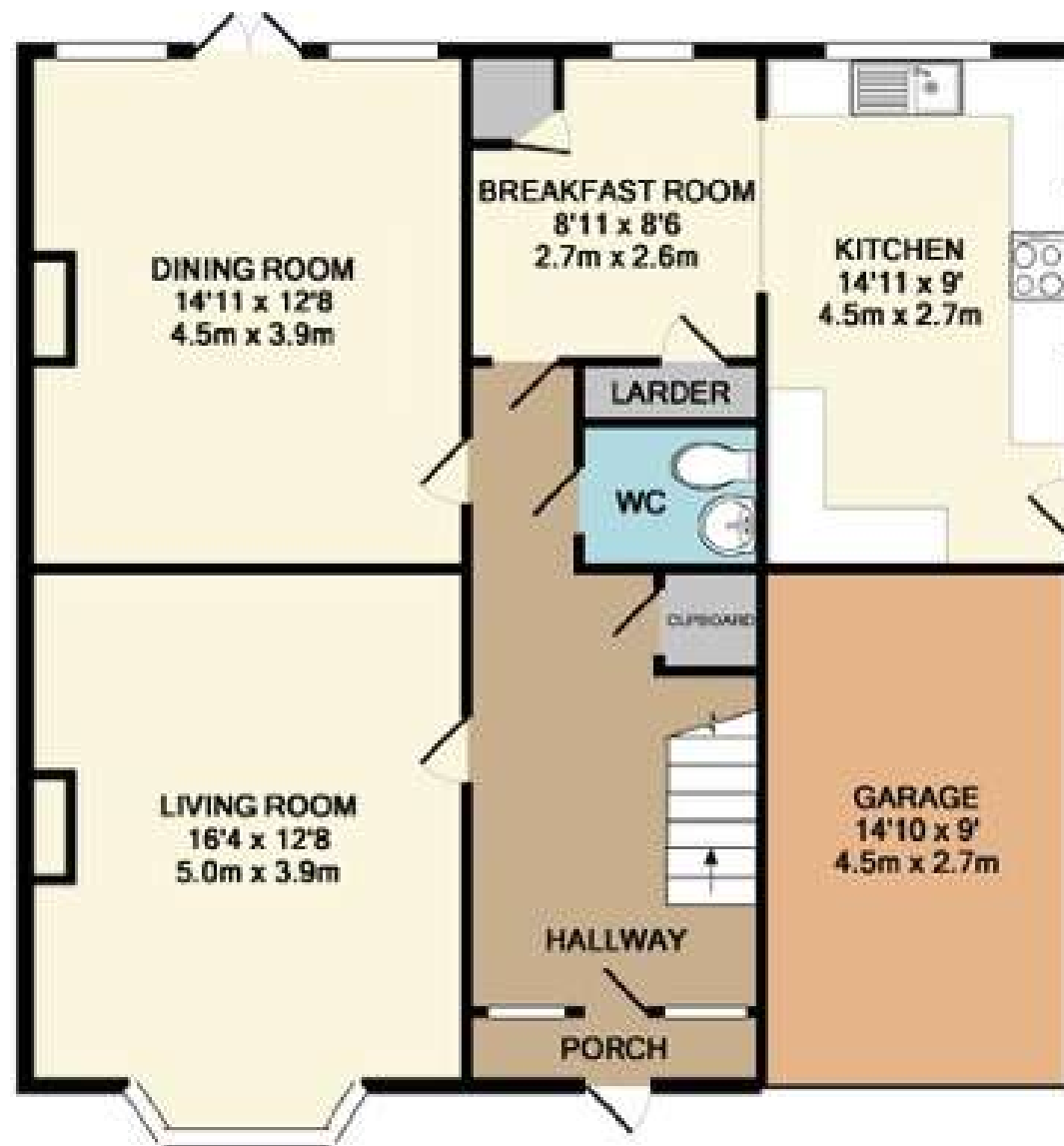
Bedroom 2: 14' 10 x 12' 2" rear aspect double glazed window with views of the rear garden, wall hung hand wash basin and radiator.

Bedroom 3: 14' 11 x 11' 11" part leaded front aspect double glazed triple windows overlooking the front garden and street, wooden floor, deep under eaves storage, recess with wall hung hand wash basin and radiator.

Half landing with opaque flat ceiling window with door into:

Bedroom 4: 14' 10 x 8' 11" front and rear aspect double glazed windows and radiator.

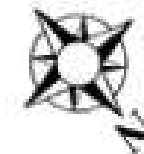




GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ.FT.
(84.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 841 SQ.FT.
(78.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1747 SQ.FT. (162.3 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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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	65	75
England & Wales	EU Directive 2002/91/EC	



Outside: to the front of the property is a low rock wall with an open access concrete hard surface space providing off street parking and direct access to the garage. Mature shrubs, trees and plants sit at both sides of the perimeter of the property with a large area of a mix of stocked flower beds and pebble stone inlays sitting outside the living room window. A wooden gate to the side of the garage provides rear garden access and access into the side of the kitchen with space for bin storage. To the rear is a garden laid mainly to lawn with a paved terrace area, pebbled path access to a wooden shed at the rear and mature hedging, trees, plants and shrubs.

Garage: 14' 10 x 9' with power, light and an up and over metal door.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,266)

EPC: D (64)

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 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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