



# 1 BIDBOROUGH RIDGE

Bidborough, Tunbridge Wells



## AN IMPRESSIVE DETACHED FAMILY HOME

Situated on sought-after Bidborough Ridge, offering well-proportioned and beautifully presented accommodation in excess of 4,000 sq ft.



Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Postcode: TN4 0UT [what3words.com/pushes.supper.hands](http://what3words.com/pushes.supper.hands)

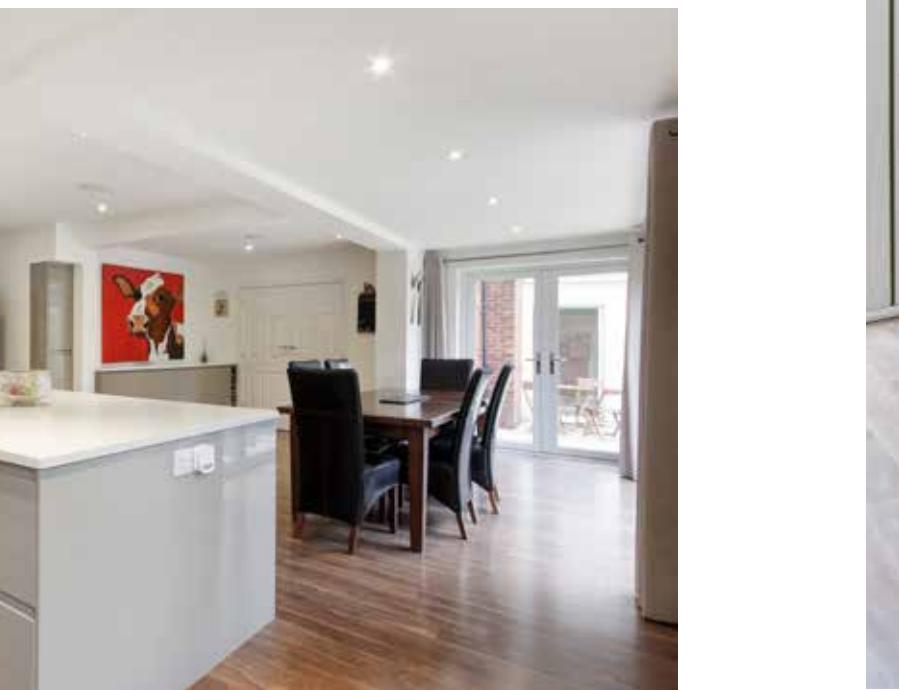


## SITUATION

The property is situated in an elevated, convenient and exceptionally sought-after location on Bidborough Ridge. The popular village of Bidborough offers a convenience store, church, well regarded primary school, village hall and the Kentish Hare gastro pub.

The larger centres of Tonbridge (2 miles) and Tunbridge Wells (3.5 miles) offer a wider range of amenities, and mainline train services to London within the hour.

There are a number of renowned schools in the area including grammars for both boys and girls, and private senior schools at Tonbridge and Sevenoaks. Preparatory schools include Holmewood House and Somerhill, with a host of primary schools nearby.







## THE PROPERTY, GARDENS AND GROUNDS

An impressive entrance hall leads to all of the principal living space on the ground floor. A formal sitting room with attractive fireplace has a wonderful outlook over the garden and double doors leading directly out. The sitting room, in turn, leads through to a games room with bi-fold doors and access into the double garage. The superb kitchen/dining room offers a range of contemporary wall and base units with stunning solid worksurfaces and a good-sized island. There is plenty of space for a dining table and bi-fold doors lead directly out to the patio, creating a wonderful living and entertaining space. A downstairs cloakroom and utility room complete the ground floor. The principal bedroom is situated on the first floor, with a beautifully appointed en suite shower room and ample storage. There are four further bedrooms on this level (one en suite) with a luxurious family bathroom and separate w.c/laundry room.

Outside, a gated entrance leads to ample parking on the private driveway. The rear garden faces south with a patio adjacent to the house leading to an expanse of lawn bordered by established plants, shrubs and trees. The property additionally benefits from an attached double garage and detached single garage, currently used as a gym.





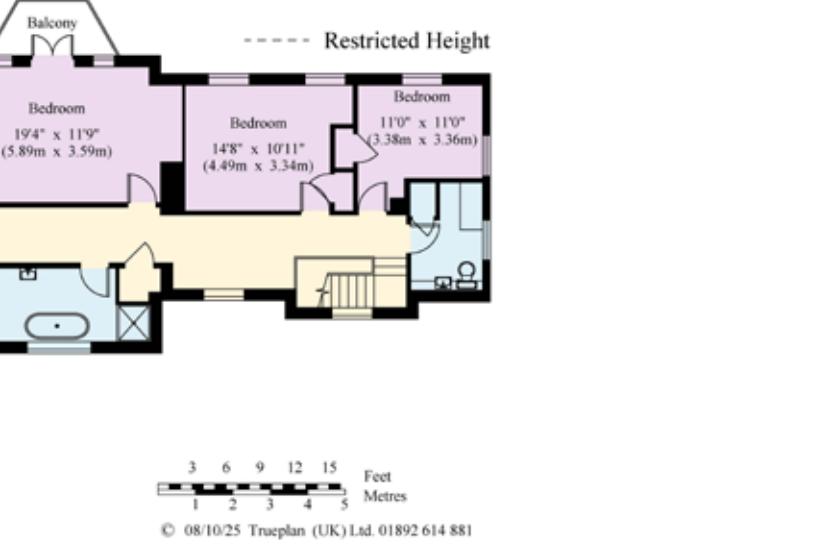
Ground Floor

**House - Gross Internal Area : 372.4 sq.m (4008 sq.ft.)**

(Including Garage)

**Detached Garage / Gym - Gross Internal Area : 17.1 sq.m (184 sq.ft.)**

**Restricted Height Storage - Gross Internal Area : 14.8 sq.m (159 sq.ft.)**



First Floor

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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