



20 GLEBELANDS

Bidborough, Kent



## A SUBSTANTIAL DETACHED FAMILY HOUSE

Situated in the popular village of Bidborough with a self-contained annexe, private driveway and good-sized garden.



Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G (Main house) and A (Annexe)

Tenure: Freehold

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

Postcode: TN3 0UQ [what3words.com/ocean.oven.linen](http://what3words.com/ocean.oven.linen)



## THE PROPERTY

The main living accommodation comprises of a good-sized sitting room, dining room and conservatory. The kitchen is situated at the rear with a lovely outlook over the garden. One further reception room is currently configured as a bedroom. The annexe offers a bedroom with dressing room, well-appointed en suite shower room, sitting room and kitchen.

On the first floor, the principal bedroom has ample fitted storage and an en suite shower room. Three further bedrooms are served by a family bathroom.

The property is set back from the road with a mature front garden and private driveway. The rear garden is predominantly laid to lawn, bordered by established plants, shrubs and trees, with two seating areas – ideal for al fresco dining and entertaining.







## SITUATION

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

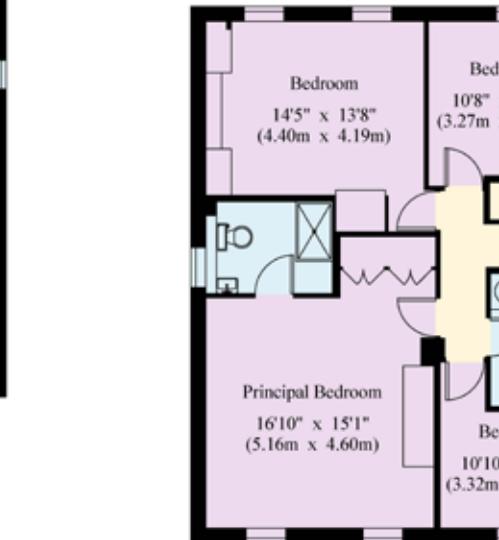
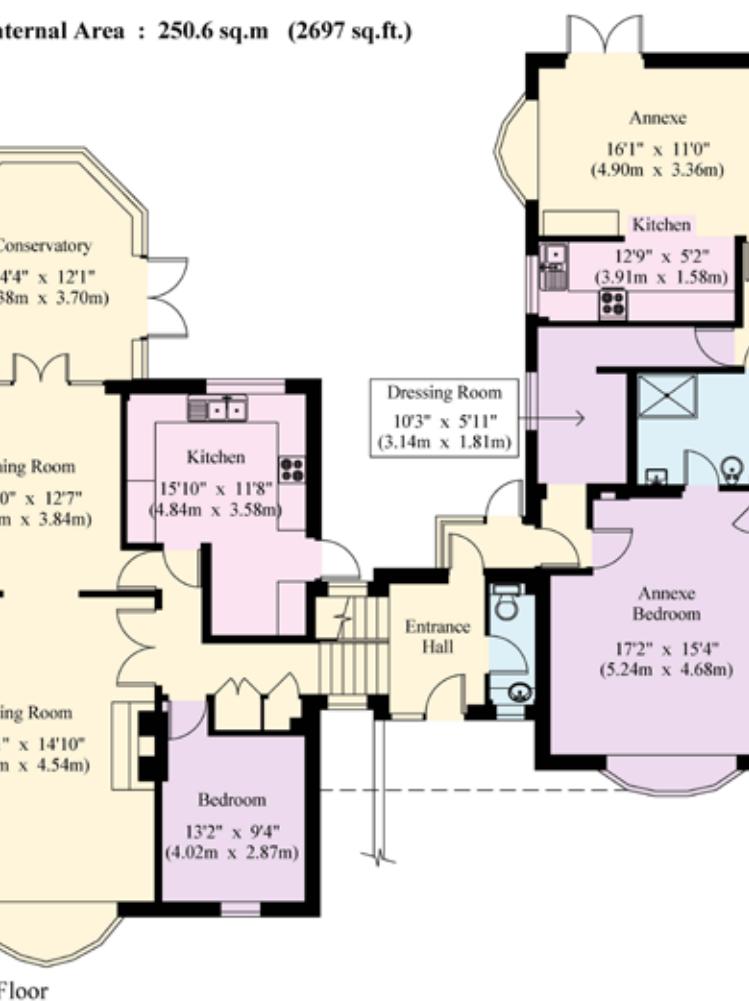
The larger centres of Tonbridge (2.5 miles) and Tunbridge Wells (3.5 miles) offer a wider range of amenities, and mainline train services to London within the hour.

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.





Gross Internal Area : 250.6 sq.m (2697 sq.ft.)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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. (ID76726)

2 4 6 8 10 12 14  
1 2 3 4  
Feet Metres

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to tell you more.

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