



Penshurst Road, Bidborough, Tunbridge Wells, Kent TN3 0XJ

Guide Price £400,000 Freehold

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Keston Cottages are accessed through the entrance to Mill Court, off of the Penshurst Road towards the rural fringes of the village. Set within an exclusive private development, with an agricultural feel, in a rural location on the fringes of Bidborough village, this striking stone-faced end-of-terraced house affords tremendous potential to create a characterful home in a stunning position. The property is, therefore, close to foot and bridle paths that access the neighbouring countryside and is approximately one-third of a mile from Bidborough stores and the highly regarded Kentish Hare public house. The village's primary school is about two-thirds of a mile – here there is also a recreation ground with cricket and bowls clubs.

The property, which has been priced to reflect the need for comprehensive updating, currently provides to the ground floor: entrance hall, cloakroom/WC, sitting room, kitchen/dining room. Upstairs, there are three bedrooms, plus a bathroom/WC. Outside, there is an area of private rear garden and a single garage.

- NO FORWARD CHAIN
- Characterful Property
- Considerable Potential
- Rural Location
- Popular Village of Bidborough
- Living Room, open to Kitchen/Dining Room
- 3 Bedrooms
- Bathroom/WC
- Cloakroom/WC
- Urgent Viewing Advised
- Council Tax Band: D





LOCATION:

Bidborough is a highly sought-after village nestling between Tonbridge and Tunbridge Wells with a well regarded primary school, whilst secondary schools are offered in both Tunbridge Wells and Tonbridge, in particular the highly sought-after grammar schools. Both towns offer mainline railway stations to London and the south coast, whilst Bidborough also benefits from an independent coach service to London on a daily basis. Birchwood offers a range of footpaths with local walks and there is a popular public house in the village.

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

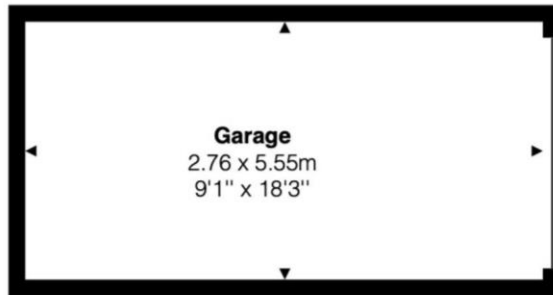
For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

There are mainline stations from Tunbridge Wells, High Brooms and Tonbridge offering fast services to London and the South Coast. Access to the A21 lies just to the east of town providing useful motorway connections.



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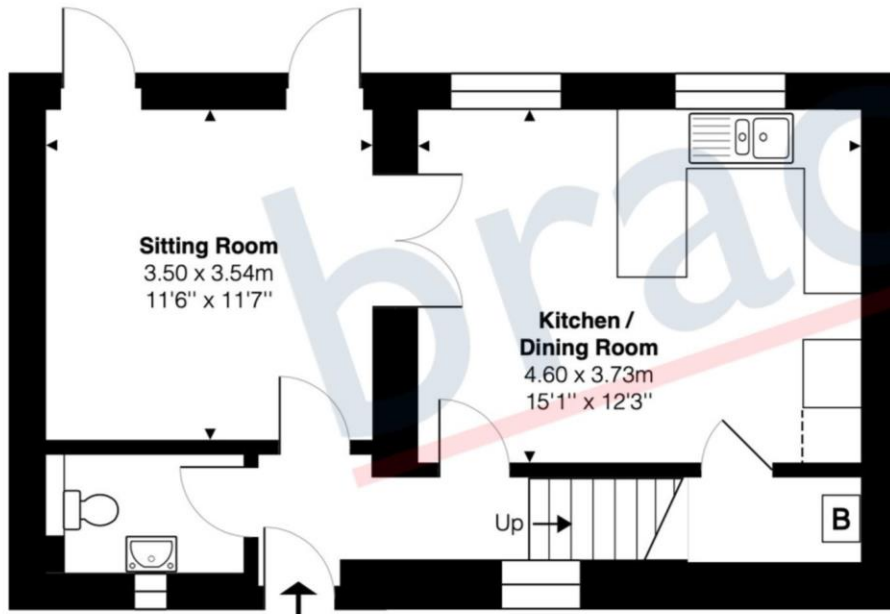
Gross Internal Area Approx 86.8 sq m / 944 sq ft



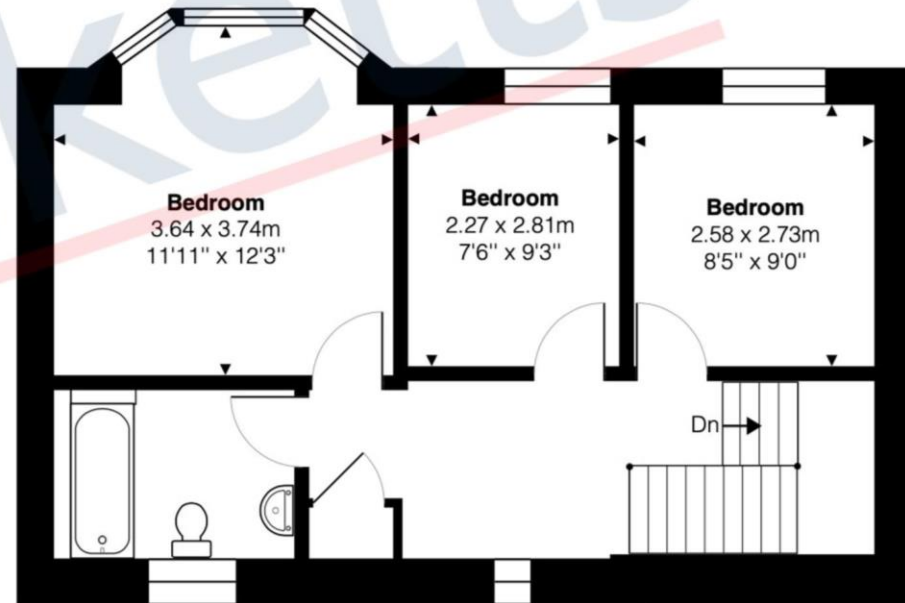
Garage
 15.4 sq m / 165 sq ft
 (Not Shown In Correct
 Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		107
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



Ground Floor
 Approx 43.2 sq m / 465 sq ft



First Floor
 Approx 44.5 sq m / 479 sq ft