



DEACON HOUSE

Bidborough, Kent



A FINE GRADE II LISTED GEORGIAN FAMILY HOME

Situated in the sought-after village of Bidborough and offering elegant, beautifully proportioned accommodation arranged over two storeys with wonderful far-reaching views.



Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

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

Agent's Note: Neighbours have right of way over the right hand side of the in-out driveway only.

Postcode: TN3 0UP [what3words.com/stole.buns.hook](https://www.what3words.com/stole.buns.hook)



SITUATION

Deacon House is situated in the heart of Bidborough, a sought-after village with a range of amenities to serve day-to-day needs including a convenience store, church, well-regarded primary school, village hall and the popular Kentish Hare gastro pub.

The larger centres of Tonbridge (3 miles) and Tunbridge Wells (4 miles) offer a wider range of facilities 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.





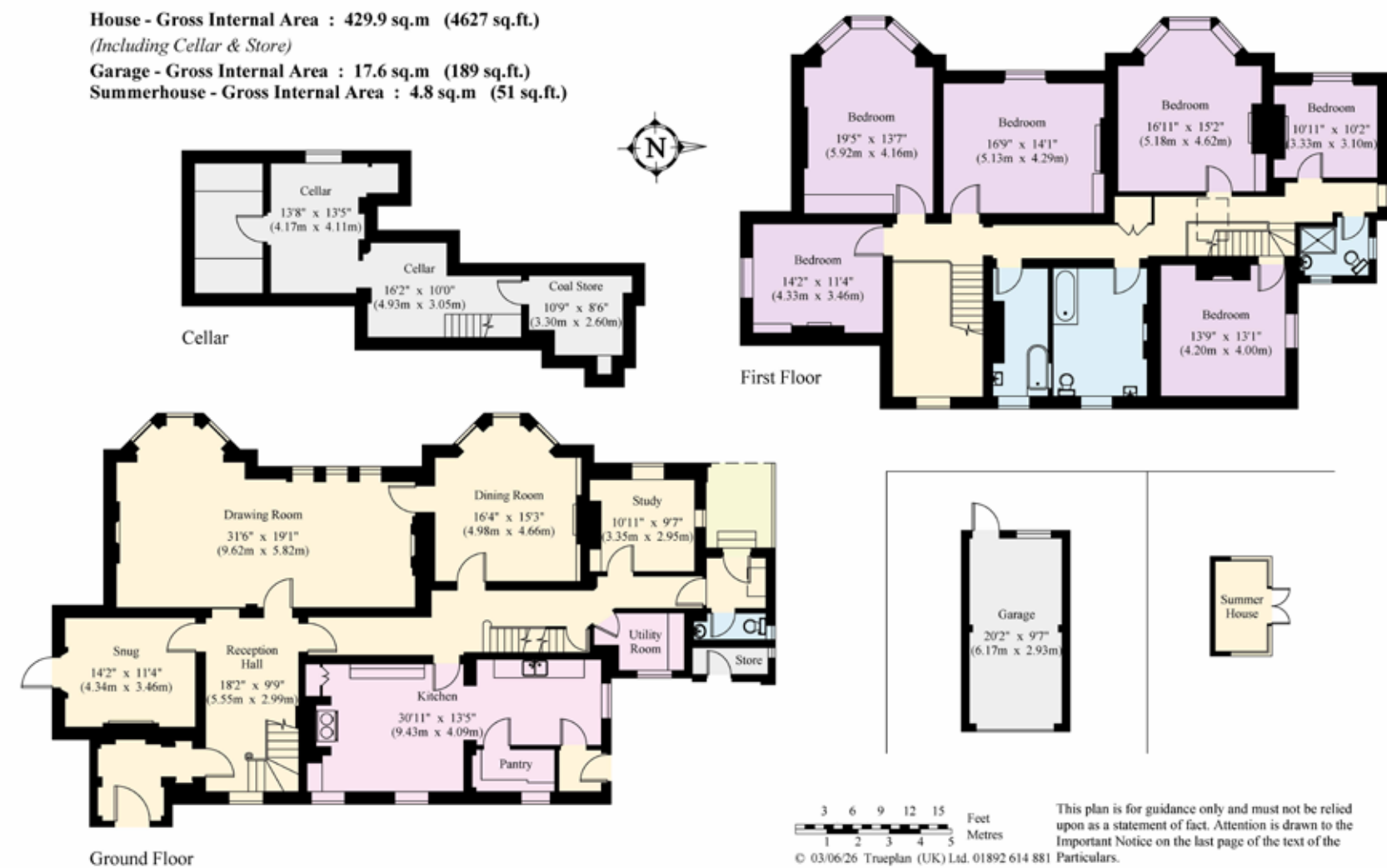


DEACON HOUSE

Believed to have been built as a dower house to Mabledon Park around 1830 and later remodelled and extended in the circa 1850's in the Italianate style. The 1987 list description suggests that the architect may have been Decimus Burton "or more probably William Widdicombe". The house is light and spacious, with a wealth of period charm throughout including high ceilings, sash windows, detailed cornicing and ornate fireplaces. There are four generous reception rooms on the ground floor, accessed from a welcoming entrance hall. They comprise a snug, drawing room, dining room and study. The kitchen is a good size, with a separate pantry and side access. A downstairs cloakroom and utility complete this level, with stairs leading down to a useful cellar and two separate staircases leading upstairs. There are six bedrooms on the first floor with two bathrooms and a separate shower room. The bedrooms at the back of the house enjoy wonderful, far-reaching views over the garden and countryside beyond.

The house is approached along a driveway leading to a detached garage. The gardens are truly unique, enjoying breathtaking views and an expanse of lawn with well-stocked, established borders and a delightful summerhouse.





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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