

# Green Acres, Spring Lane, Bidborough, Tunbridge Wells





# Green Acres, Spring Lane, Bidborough, Tunbridge Wells TN3 0UE

*Substantial 4-bedroom house with glorious gardens and views in sought after village location*

## Accommodation Summary

- Detached house (built 1934, with later additions)
  - 4 double bedrooms, 2 en-suite
    - Living room
    - Home office/snug
    - Kitchen/dining/family room
    - Separate utility room
- Bathroom, 2 en-suites, 2 (ground floor) cloakrooms
  - Integral garage and driveway
- South east facing garden with wide balcony terrace and summer house
  - Sought after village location



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Tucked away on a private road surrounded by beautiful open countryside, this fantastic property with idyllic woodland views to the rear sits discretely behind the village recreation ground.

A part hung tile 1930s exterior, with an in-keeping later extension to the side, is fronted by an area of lawn and a driveway with parking for several cars.

There is rear garden access at both sides of the house, and an integrated garage sits neatly to the side.

A covered entrance door opens into the welcoming hallway with warm wooden flooring, a useful guest cloakroom and a fitted cupboard to keep the space clutter free.

Straight ahead is the spacious living room. It is an elegant room with wooden flooring, double aspect windows and French doors opening onto the terrace. A fireplace with a wood burning stove adds character and warmth in the colder months and there is plenty of room for furniture.

Next door the home office also benefits from garden access. It is a versatile space, and it could easily double as a playroom or an informal tv room for older children.

Behind is the fantastic kitchen/dining/family room which is the heart of the home. Its generous size makes it perfect for modern family life and entertaining, with front access to the driveway and rear garden access too. Bespoke streamline cabinets topped with contrasting granite countertops provide wonderful storage with larder cupboards, pan drawers and an extending corner unit. There is space for a range oven and an American style fridge/freezer and glazing at the rear provides a wonderful lush green backdrop for dining experiences. There is a Quooker tap that provides boiling, filtered and sparkling water. French doors to the side open onto the wide, paved sit on terrace, perfect for summer dining.

Beyond, the spacious utility room has another sink for muddy boots and paws, a countertop, additional storage and space and plumbing for appliances. It also gives access into the garden, another cloakroom and the integral garage.

Returning to the hallway, a staircase draws you up to the wide first floor landing, brightened by its front aspect window, with rooms running off it on all sides.

The principal bedroom is flooded with light and garden views from its rear aspect window and a wall of mirrored wardrobes and a modern en-suite with double wash hand basins and walk in shower enclosure add to the feeling of luxury that the room delivers on.

There are three additional bedrooms, all generous doubles, with bedroom two benefitting from its own en-suite and dressing area with fitted wardrobes.

The family bathroom with a bath and separate shower cubicle complete the floor.

Outside at the rear a paved terrace enclosed by steel balustrades wraps across the length of the house offering plenty of summer dining space and room to lie lazily in the sun. The garden is lush and green sloping down towards the woodland behind with areas of lawn and a further paved terrace to the side for additional seating. Mature trees, hedging, plants, and shrubs afford great privacy enabling you to enjoy the pleasures of the countryside tranquillity the home enjoys. There is a part glazed summer house, a wooden shed, a log store, and a wooden sleeper enclosed vegetable box. The garden is fully enclosed, offering a safe sanctuary for children and pets.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. It is also within walking distance of Bidborough's highly regarded primary school, picturesque cricket green, recreation ground, petrol station, local shop, and popular gastro pub. A must see!





**Living Room:** side and rear aspect double glazed windows, side aspect part glazed door, rear aspect French doors, fireplace with wood burning stove, painted mantelpiece, slate hearth, wooden flooring, wall hung air conditioning unit, traditional radiators.

**Home Office/Snug:** rear aspect French doors, fitted cupboard housing the fuse box, fitted open wall shelves, wooden flooring, radiator.

**Kitchen/Dining/Family Room:** front aspect double glazed window, front aspect part glazed door, rear aspect double glazed windows, side aspect French doors, granite counter tops, eye and base level part glazed cupboards, larder cupboards, pan drawers, corner extending cupboard, space for American style fridge/freezer, space for a range oven, stainless steel and glass extractor, space and plumbing for a dishwasher, 1 ¼ sink with Quooker tap that provides boiling, filtered and sparkling water, wall hung air conditioning unit, tiled flooring, radiators.

**Utility Room:** side aspect part glazed door, rear aspect double glazed windows, stainless steel sink with drainer and mixer tap, under counter space and plumbing for appliances, base level cupboards, countertop, tiled flooring, radiator.

**Integral Garage:** front aspect up and over door, side aspect opaque double glazed windows, electricity, lighting.

**Principal Bedroom:** rear and side aspect double glazed windows, mirrored sliding door fitted wardrobes with hanging rails, shelving, drawers, wall hung air conditioning unit, ceiling fan, radiator.

**En-suite:** side aspect opaque double glazed window, walk in shower enclosure with ceiling mounted rainwater shower head and handheld shower attachment, double vanity unit with two wash hand basins with mixer taps over and cupboards under, low level WC, mirrored illuminated wall cabinets, fitted storage cupboard. heated towel rail, tiled walls, and flooring.

**Bedroom 2:** front aspect double glazed window, dressing area with mirrored sliding door fitted wardrobes with hanging rails, shelving, drawers, radiator.

**En-suite:** side aspect opaque double glazed window, shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, low level WC, mosaic effect laminate flooring, heated towel rail.

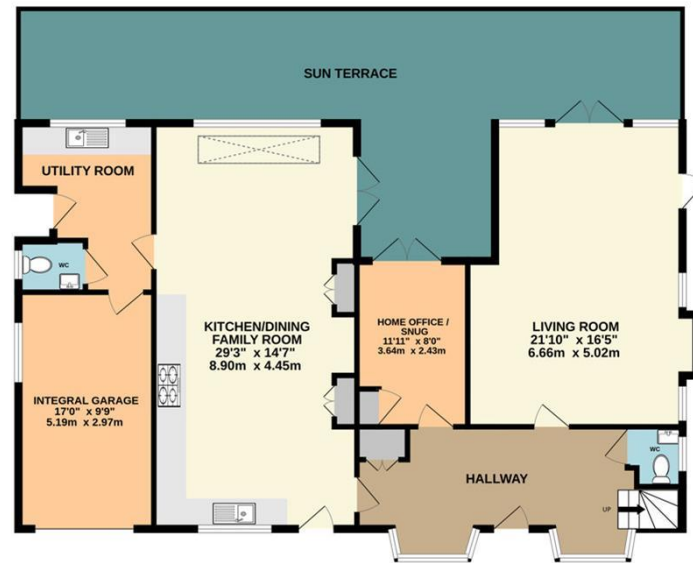
**Bedroom 3:** side aspect double glazed bay window, rear aspect double glazed window, fitted wardrobes with hanging rails, shelving, drawers, wall hung air conditioning unit, ceiling fan, radiator.

**Bathroom:** side aspect opaque double glazed window, panel enclosed bath with mixer tap and handheld shower attachment, shower cubicle with rainwater shower head and handheld shower attachment, vanity unit with wash hand basin and mixer tap over and drawers under, low level WC, heated towel rail, tile effect flooring.

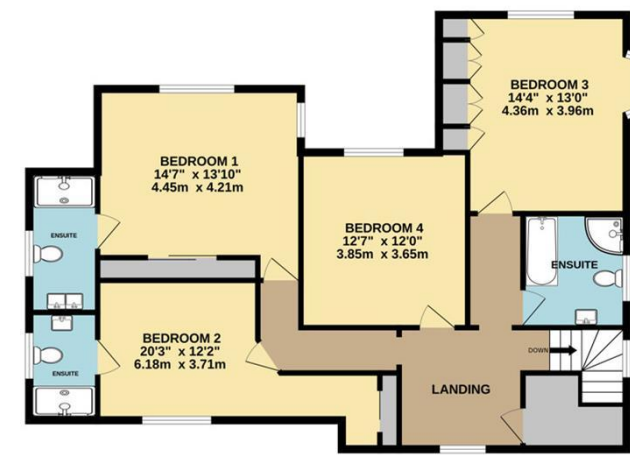
**Bedroom 4:** rear aspect double glazed window, radiator.



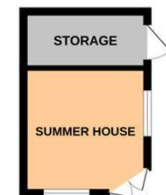
GROUND FLOOR  
1329 sq.ft. (122.1 sq.m.) approx.



FIRST FLOOR  
1071 sq.ft. (98.9 sq.m.) approx.



ENTRANCE FLOOR  
134 sq.ft. (12.4 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE & OUTBUILDING 2,218 SQ.FT / 207 SQ.M

TOTAL FLOOR AREA : 2500 sq.ft. (232.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		79
(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	



**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,384.49)

EPC: D (64)

**Area Information:** Bidborough, Tunbridge Wells, Kent

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 church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular and aware winning gastro pub, the `Kentish Hare`. Parish sports facilities are good, and the village boasts a children`s play ground, 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 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 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.



