



11 Glebelands, Bidborough, Tunbridge Wells, Kent, TN3
0UQ

£1,000,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Substantial detached family home in the heart of Bidborough * Breathtaking far-reaching countryside views * Beautifully landscaped tiered gardens * Four bedrooms, two en suites and family bathroom * Excellent village location close to the primary school, church and popular gastro pub * EPC TBC / Council Tax Band G ***

Occupying an enviable position within the highly regarded village of Bidborough, 11 Glebelands is a substantial detached family home enjoying breathtaking views across open countryside. Beautifully maintained by the current owners, the property combines generous and versatile accommodation with stunning landscaped gardens that provide a constantly changing backdrop throughout the seasons. The elevated position, exceptional outlook and peaceful setting create a rare opportunity to acquire a home that feels wonderfully rural, whilst remaining conveniently placed for village amenities, excellent schools and transport links.

Entrance Lobby

A welcoming entrance lobby accessed via a solid wood entrance door. The lobby enjoys excellent natural light from a full-height glazed door to the side, creating an immediate sense of space and setting the tone for the accommodation beyond. Wood flooring and glazed doors lead through to the entrance hall.

Entrance Hall

A spacious and inviting reception hall featuring a radiator and a striking split-level staircase leading to both the first floor and lower ground level. The hall provides access to the principal reception rooms via glazed double doors, creating an excellent flow throughout the property whilst allowing natural light to travel through the accommodation.

Cloakroom

Window to the side, low level WC, extractor fan and radiator.

Family Room

A versatile reception room with double glazed window to the front elevation and radiator, ideal as a family room, snug, home office or playroom.

Sitting Room

A beautifully proportioned principal reception room enjoying an abundance of natural light from windows to both side and rear elevations. A feature fireplace provides an attractive focal point, whilst French doors open directly into the sun room. Further glazed doors connect to the dining room, creating an excellent layout for modern family living. The room benefits from stunning views across the gardens and surrounding countryside.

Sun Room

Without doubt one of the standout features of the property. This impressive room is extensively glazed to the side and rear, allowing uninterrupted views across the gardens and rolling countryside beyond. French doors open onto a stone terrace, creating a seamless connection between the house and garden. A wonderful space from which to enjoy the changing seasons and spectacular outlook.

Dining Room

A well proportioned reception room with double glazed window to the side and French doors opening onto a further patio area, once again taking full advantage of the wonderful views. Radiator.

Kitchen/Breakfast Room

Fitted with a one and a half bowl sink unit with cupboards beneath and an extensive range of matching wall and base units. Integrated fridge, built in double oven, inset gas hob with extractor hood above, waste disposal unit, under cabinet lighting and space and plumbing for a dishwasher. The breakfast area provides ample space for informal dining and enjoys views over the garden. Radiator and glazed door leading to the utility room.

Utility Room

A particularly useful and spacious utility room with door to the side, three double glazed windows and an attractive internal feature window overlooking the staircase. High ceiling, stainless steel sink unit with cupboard beneath, space and plumbing for washing machine and tumble dryer, radiator and useful access to the outside.

First Floor Landing

Built in airing cupboard, access to loft space and doors leading to all bedrooms and family bathroom.

Bedroom 1





A generous principal suite enjoying two windows framing the spectacular countryside views. Door leading to:

Ensuite

A modern suite incorporating underfloor heating, double shower cubicle with power shower, low level WC, pedestal wash hand basin, fitted wall cabinet, ceramic wall tiling, tiled flooring, spotlighting, extractor fan and double glazed frosted window.

Bedroom 2

A spacious double bedroom with two rear facing windows enjoying the stunning outlook. Door leading to:

Ensuite

Shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, spotlighting and radiator.

Bedroom 3

Double glazed window to the front elevation, radiator and built in storage cupboard.

Bedroom 4

Double glazed window to the front elevation and radiator.

Family Bathroom

Fitted with a panelled bath incorporating mixer tap and shower attachment, pedestal wash hand basin, low level WC, ceramic wall tiling, underfloor heating, heated chrome towel rail, extractor fan and double glazed frosted window.

Gardens & Grounds

The gardens are a true credit to the current owners and provide an exceptional setting for the property. Immediately adjoining the house are attractive stone terraces, ideal for enjoying the outlook and entertaining guests. To one side is a productive vegetable garden complete with greenhouse. Beyond, the gardens have been thoughtfully landscaped with beautifully stocked flower and shrub borders providing colour and interest throughout the year. A series of gently tiered lawns lead down through the garden, each level revealing increasingly impressive views across the neighbouring countryside. Mature trees, established planting and carefully maintained lawns create a wonderful sense of privacy and tranquillity rarely found. The uninterrupted outlook across open fields, grazing sheep and rolling countryside provides a truly outstanding backdrop and is undoubtedly one of the property's most special features.

Double Garage

A double garage featuring a remote controlled up and over door, power and lighting, together with a rear window providing natural light and ventilation. The garage offers excellent storage and secure parking facilities and is complemented by a generous driveway providing additional off-road parking.

Tenure

Freehold

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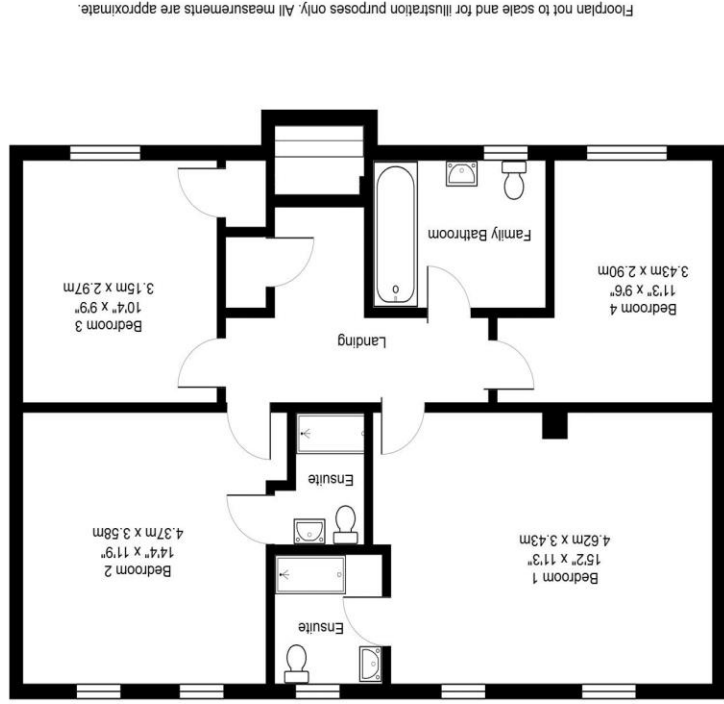
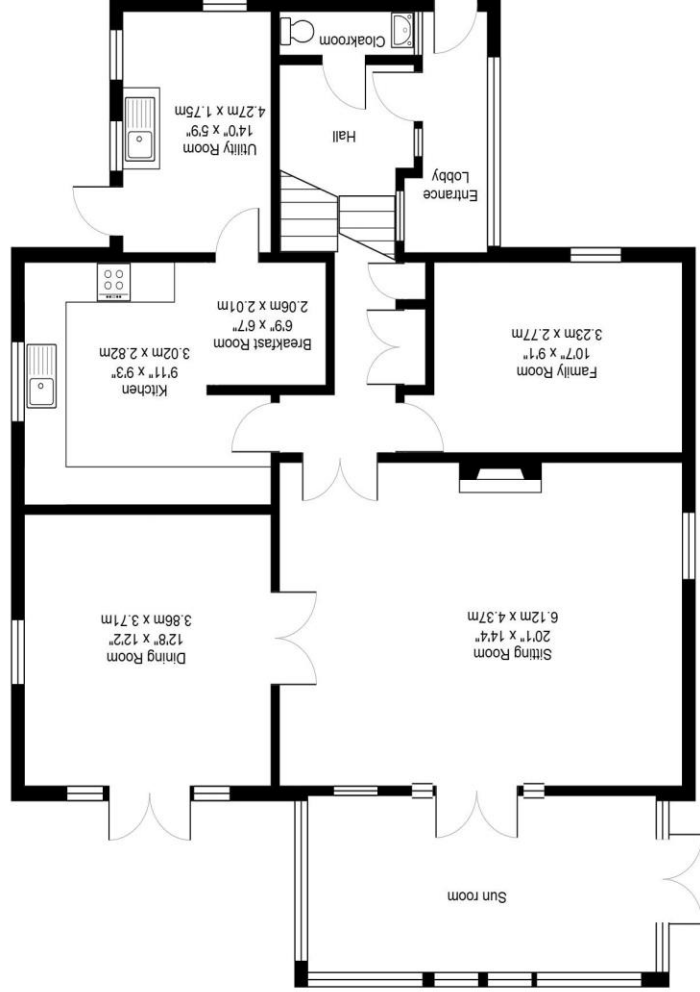
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.

