



PRIME
BY KINGS ESTATES



5 Wheelers Yard

Bidborough, Tunbridge Wells, TN3 ODR

A beautifully presented contemporary village home, tucked away in an exclusive cul-de-sac in sought-after Bidborough. Offering three double bedrooms, stylish open-plan living, air source heating and excellent energy efficiency, this is modern living with warmth and character.

Tenure - Freehold

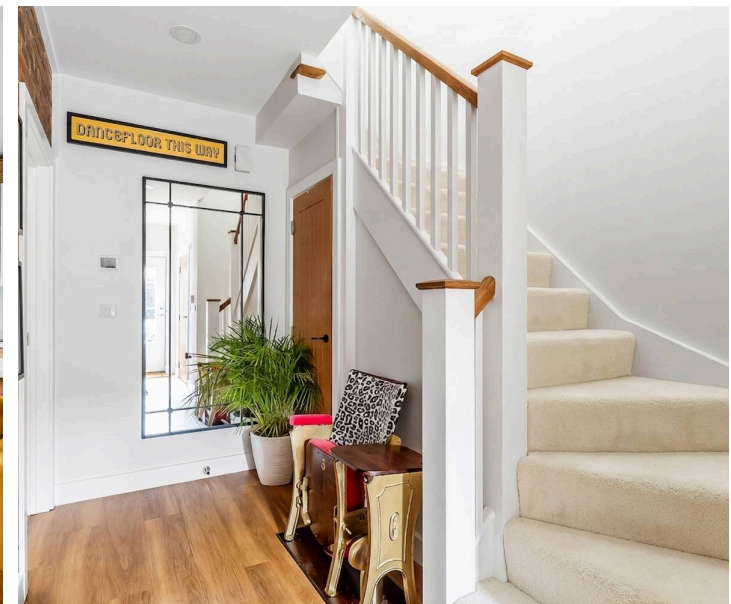
Council Tax Band - F - Tunbridge Wells Borough Council

Estate Charge - £200 every quarter

Agents Note - Each of the nine homes within the Wheelers Yard development own a share of the small communal orchard situated to the rear of the development, offering residents an attractive shared green space to enjoy.

Energy Efficiency Rating - B

- Exclusive Modern Cul-De-Sac Development
- Three Double Bedrooms
- Air Source Heat Pump Heating
- High Levels Of Insulation For Energy Efficiency
- Principal Bedroom With En Suite Shower Room
- Stunning Open Plan Kitchen / Dining / Family Room
- Separate Sitting Room With Bespoke Media Wall
- Landscaped Rear Garden With Indian Sandstone Terrace
- Carport With EV Charging Point
- Sought-After Bidborough Village Location





Tucked away within the exclusive Wheelers Yard development, this beautifully presented three-double-bedroom home offers an excellent blend of contemporary design, practical family living and village charm. Completed in 2022 as part of an architecturally designed scheme of just nine homes, the property enjoys a peaceful setting within a private cul-de-sac in one of the area's most desirable villages. Designed with modern living in mind, it benefits from an air source heat pump and high levels of insulation, creating a comfortable and energy-efficient home. From the moment you step inside, the quality of finish and attention to detail are immediately apparent.

The welcoming entrance hall sets the tone with its exposed brick feature wall, fresh décor, oak internal doors and luxury wood-effect flooring with underfloor heating, creating an immediate sense of warmth and style.

The sitting room is a beautifully light and inviting space, enhanced by bespoke fitted cabinetry incorporating a media wall, storage and an integrated desk area, ideal for modern home working without compromising the room's relaxed feel.

At the heart of the home is the impressive open-plan kitchen, dining and family room, designed very much with modern living in mind. This superb dual-aspect space is flooded with natural light, with doors opening directly onto the rear garden, creating an effortless connection between inside and out. The contemporary handleless kitchen is finished with stone work surfaces and integrated Neff appliances, whilst the addition of a small breakfast bar provides an informal place to gather. A wood burning stove and brick hearth adds warmth and character, making this a room equally suited to entertaining or quieter evenings at home.

Upstairs, the sense of space continues with an impressive first-floor landing featuring ceilings of approximately three metres. The principal bedroom is an elegant retreat with fitted wardrobes, a Juliette balcony and a stylish en suite shower room. The second double bedroom also has a Juliette balcony overlooking the rear garden and mature trees beyond, while the third double bedroom enjoys the same outlook. The family bathroom is beautifully appointed with a contemporary white suite and quality fittings.

Outside, the rear garden has been thoughtfully landscaped to create a private outdoor retreat. A generous Indian sandstone terrace provides an ideal space for outdoor dining and entertaining, complemented by raised planters and a fully enclosed setting. To the front, there is block-paved off-road parking for one car, with a single carport opposite, complete with an EV charging point and useful fitted storage.

THE LOCATION

Perfectly balancing village lifestyle with convenience, the property is within easy reach of Bidborough's highly regarded primary school, village green, recreation ground, local shop, petrol station and popular gastro pub, whilst excellent road and rail connections make it equally appealing for commuters.

Nestled in the highly desirable village of Bidborough, this charming Kentish setting offers the perfect balance of countryside tranquillity and excellent connectivity. Surrounded by rolling countryside and beautiful woodland walks, Bidborough enjoys a wonderfully picturesque village atmosphere with a strong sense of community, whilst remaining conveniently positioned between Tunbridge Wells and Tonbridge.


The village itself is exceptionally well served for day-to-day life, with a historic 11th Century church, well-regarded village primary school, local convenience store, petrol station, and the much-loved Kentish Hare pub, a stylishly refurbished local favourite. Recreational amenities are equally impressive, with tennis courts, a bowls green, recreation grounds, and facilities for cricket and five-a-side football, making it a superb location for families and those who enjoy an active outdoor lifestyle.

For commuters, Bidborough is particularly appealing, with Tonbridge Station approximately 2.5 miles away, offering fast and frequent rail services to London in around 30 minutes, whilst the nearby A21 provides swift access to the M25, wider motorway network, and Gatwick Airport.

The area is especially popular with families thanks to its excellent educational offering, including the well-regarded Bidborough Church of England Primary School, respected independent schools such as The Schools at Somerhill and Hilden Grange, together with an excellent selection of sought-after grammar and secondary schools in Tonbridge, Tunbridge Wells, Sevenoaks and the surrounding areas. The village is particularly appealing to families with older children, benefiting from access to school transport options serving many of these highly regarded schools.

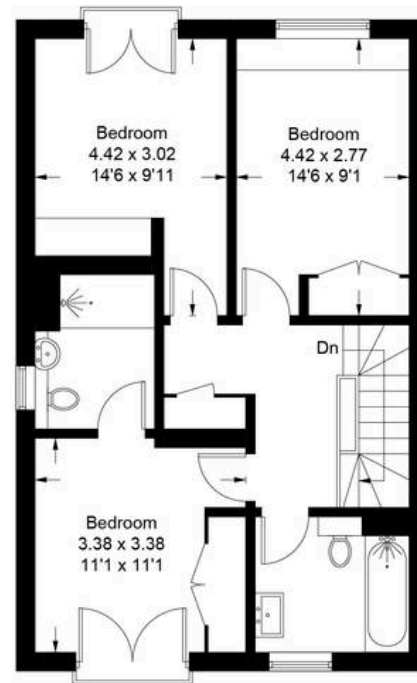


Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft
 External Cupboard = 0.9 sq m / 10 sq ft
 Total = 118.8 sq m / 1279 sq ft
 (Excluding Car Port)

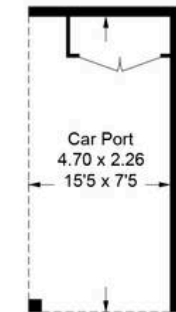
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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 decisions reliant upon them. (ID1302934)

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