



**GREAT BOUNDS DRIVE, BIDBOROUGH**

**TUNBRIDGE WELLS - £950,000**



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*

42 Great Bounds Drive, Bidborough, Tunbridge Wells,  
TN4 0TR

Entrance Hall - Dining Room - Cloakroom - Kitchen -  
Breakfast/Utility Room - Sitting Room - Snug/Study - Sun  
Room - Four Bedrooms (One En-Suite) - Family Bathroom  
- Garden - Double Garage - Driveway

Nestled within the desirable Great Bounds Drive in  
Bidborough, this substantial four-bedroom detached  
family home offers an exceptional opportunity to create  
your ideal living space. Situated on an impressive plot  
with scope for further development, this property is  
perfect for those seeking the benefits of village life  
combined with excellent links to vibrant town centres.

The house is set back from the road behind tall hedge  
borders, offering security and privacy. You approach  
the entrance to the house from the driveway, with a front  
lawn, further lawns extending to the sides and useful  
double garage.

A covered entrance door opens into a spacious hall, with  
fitted cupboards for storage and a useful downstairs  
cloakroom. The living room is on your left and is a  
fantastic size, flooded from light through its wide front  
windows which also offer pleasant views of the garden.  
It has thick cream carpets and comfortably allows for  
large items of furniture. The living room provides access  
to both the snug/study and the sun room. The sun room  
is another great sized room with views across the  
expansive side lawn, ideal for book readers or nature  
lovers. It offers multiple uses and has French doors  
opening directly onto the raised patio area. The  
study/snug looks onto the rear garden and again offers  
multiple uses. A further reception room from the ground  
floor sits at the front of the house and is currently used  
as a dining room. It offers ample space for a large table  
and chairs and gives lovely views onto the front gardens.  
Completing the ground floor is the kitchen, which opens  
onto the breakfast/utility room. The kitchen has an array  
of cream floor and wall cabinets and wood effect  
worktops. There is a fitted fan oven, grill, four-ring  
induction hob with extractor, dishwasher, sink with  
drainer and space for a tall fridge freezer. The kitchen  
opens into the breakfast/utility room where there is  
space for a table and chairs, fitted cabinet with worktop,  
additional sink and space for both a washing machine  
and tumble dryer. A door from this room takes you to the  
rear garden.





Climbing the turning staircase to the first floor, you are greeted by a spacious, light-filled landing, with access to each of the bedrooms and family bathroom. The master bedroom is a large double room with a fitted double wardrobe and space for additional bedroom furniture. The en-suite has a shower, WC, wash basin, fitted storage, extractor fan, and radiator. There are three further bedrooms on the first floor, with two being double rooms and the fourth bedroom being a large single. Each of the further three bedrooms benefit from fitted storage. Completing the first floor is the family bathroom which is well presented and has a frosted window, wide walk in shower, WC, wash basin, laminate flooring, radiator.

Outside, the gardens are one of the properties biggest attractions. Wrapping around both sides of the property are expansive lawns, making a great haven for those with children and pets. The garden has a wealth of mature plants, shrubs and trees along with a spacious raised patio area for outdoor dining and entertaining. There is a large driveway for parking and the benefit of a double garage too. The grounds really are impressive and not only offer fantastic outside space, but also offer the opportunity to further extend the property if desired (subject to necessary consents). Available chain-free.

Covered porch with light and entrance door.

Entrance Hall:  
Understairs fitted cupboard, carpeted, radiator.

Dining Room:  
Dual aspect, light and airy, space for large table and chairs, carpeted, two radiators.

Cloakroom:  
Frosted window, WC, wash basin, extractor fan, lino flooring.

Kitchen:  
Wide window to garden, fitted floor and wall cabinets, wood effect worktops, fitted fan oven and grill, four ring electric hob, extractor, fitted dishwasher, space for tall fridge/freezer, serving hatch, laminate flooring.

Breakfast/Utility Room:  
Windows to side and rear, fitted cupboard with fuse board, space for table and chairs, wall mounted boiler, fitted units with worktops and sink, space for washing machine and tumble dryer, door to garden.

Sitting Room:  
Window to garden, light and airy, plenty of space for sofas and further sitting room furniture, large proportions, thick cream carpet, two radiators.

Snug/Study:  
Wide window to garden, serving hatch, carpeted, radiator.

Sun Room:  
Dual aspect, light and airy, French doors to garden, flexible accommodation.

Turning staircase to first floor with tall window.

Landing:  
Access to bedrooms, loft access, fitted cupboard, carpeted.

Bedroom:  
A light and airy double room, wide window, fitted double wardrobe, space for further furniture, carpeted, radiator.

Ensuite:  
Wide window, shower, WC, wash basin, fitted storage, extractor fan, radiator.

Bedroom:  
A double room, wide window, two fitted wardrobes, space for further furniture, carpeted, radiator.

Bedroom:  
A double room, wide window, fitted wardrobe, carpeted, radiator.

Bedroom:  
A large single, wide window, fitted wardrobe, carpeted, radiator.

Bathroom:  
Frosted window, wide walk in shower, WC, wash basin, laminate flooring, radiator.

Outside Front:  
Large lawn area with mature frontage of hedgerow, established plants, trees and shrubs, further large area of lawn to side with expansive raised patio, driveway with ample parking, double garage with up and over door.

Outside Rear:  
Large lawn area, mature hedge and fence borders, side access to garage and access to driveway.

Situation:  
Great Bounds Drive is a much sought after road being within walking distance of the small High Street at Bidborough with its convenience store/post office and popular The Kentish Hare public house on Bidborough Ridge and Southborough high street with a variety of amenities. Nearby is an easy walk to the beautiful Common. The main town centres of Tunbridge Wells and Tonbridge are each approximately 2 miles distance offering a much wider range of shopping facilities, together with main stations providing fast and frequent train services to London and the south coast. The property is also well located for easy access on to the A21 dual carriageway which provides a direct link to the M25 orbital motorway. There is a good selection of schooling within the area catering for all age ranges particularly the highly regarded Bidborough Primary School, local Grammar Schools and prestigious private schools.



Tenure:  
Freehold

Council Tax Band:  
G

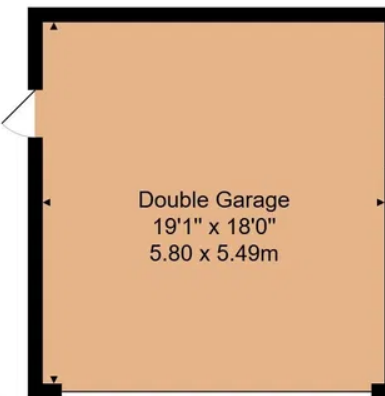
Viewing:  
By appointment with Wood & Pilcher 01892 511311

Additional Information:  
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England  
- [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating – Gas Central Heating





**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**

House Approx. Gross Internal Area 1968 sq. ft / 182.8 sq. m  
 Garage Approx. Internal Area 343 sq. ft / 31.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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