

# 1 Glenside Cottages, High Street, Bidborough, Tunbridge Wells





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*Pretty 2-bedroom cottage with mature gardens, garage, and garden studio*

## **Accommodation Summary**

- End of terrace period house (built 1880)
  - 2 bedrooms
  - Living room
  - Kitchen/dining room
  - Conservatory
  - First floor bathroom
  - Garage and driveway
- Long well-established west facing garden with garden studio
  - Sought after village location
  - Chain free



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This wonderful home enjoys a semi-rural setting, and is situated down a quiet road, a few minutes' walk from the popular village centre.

A painted exterior with external window shutters, and manicured hedging and lawn to the front delivers plenty of kerb appeal.

Crossing the neatly graveled drive and through the wooden gates fronting the detached garage, you access the house via the conservatory. Its wrap around windows, and glazed doors and roof flood the space with light making it the perfect spot to relax in the sun.

A part glazed stable door to the rear opens into the kitchen/dining room with country style wooden cabinetry topped with granite countertops making it a very charming space. There are an integrated oven and microwave and space and plumbing for additional appliances. The dining space to the side is separated by floor to ceiling wooden beams which add character to the room. There is also a walk-in under stair cupboard and a fitted cupboard housing the boiler, both offering storage.

At the front of the house is the living room, which is brightened by its double aspect windows. It has a fireplace with a wood burning stove to add warmth in the colder months and plenty of room for furniture and sofas. Fitted low level cupboards, one housing the fuse box, and open wall shelves provide additional storage.

Climbing the stairs to the first floor you reach the two bedrooms and the bathroom with a shower over the bath and a window delivering natural light.

Bedroom one at the front is a generous double with fitted wardrobes, cupboards, and dressing table and a feature period fireplace.

Outside to the rear there is a paved terrace behind the conservatory, ideal for summer dining. A block brick pathway leads down the side of the garage to the garden studio with lighting and electricity providing a superb versatile space for a gym/games room, or home office.

Past another paved terrace with perimeter mature planting for privacy, you reach an area of lawn, a kitchen garden with raised sleeper enclosed vegetable beds, a greenhouse and a wooden shed. A variety of trees, including fruit, and plants are dotted throughout with a composting area and two water butts, making it a gardener's dream as well as a wonderful addition to the property, with many seating areas for summer dining or relaxation.

This fantastic home is perfectly placed a short walk from the outstanding village primary school and local amenities. It is also a stone's throw from easy access to the M25 and fast rail connections to central London. A must see!





**Conservatory:** rear and side aspect double glazed windows, side aspect French doors, glazed roof, tiled flooring, ceiling fan light, radiators, part glazed stable door leading into:

**Kitchen/Dining Room:** side aspect double glazed windows, rear aspect internal double glazed window, wooden eye and base level units, open shelving, granite countertops, tiled splashback, 4 ring gas hob, extractor hood, integrated oven and grill, integrated Panasonic microwave, 1 ½ sink with mixer tap over, space and plumbing for dishwasher, space for fridge, walk in under stair storage cupboard with shelves and electricity, fitted cupboard housing the boiler with cupboard above with shelves, wooden floor to ceiling beams, open recess in chimney breast, radiator.

**Living Room:** front and side aspect double glazed windows, fireplace with painted brick surround, stone hearth, wooden beam, wood burning stove, fitted wall shelves, fitted low level cupboard, fitted low level cupboard housing the fuse box, radiators.

**Bedroom 1:** front aspect double glazed window, fitted wardrobes with hanging rails and shelves, fitted over and behind bed cupboards with vanity shelf and mirror, fitted cupboard with shelves and drawers below, fitted dressing table with drawers, radiator in decorative cover, feature period fireplace with brick hearth and painted mantelpiece.

**Bedroom 2:** rear aspect double glazed window, fitted wall shelves, feature period fireplace, wall hung wash hand basin, radiator.

**Bathroom:** rear aspect double glazed window, tiled panel enclosed bath with mixer tap, hand held shower attachment, wall mounted shower attachment, folding glass shower screen, pedestal wash hand basin, low level WC, airing cupboard housing the water cylinder with shelves and cupboard above, part tiled and part paneled walls, radiator.

**Garage:** front aspect door, side aspect window.

**Garden Studio:** front and rear aspect double glazed windows, front aspect door, rear aspect Velux window, fitted cupboard.

**General:**

Tenure: Freehold

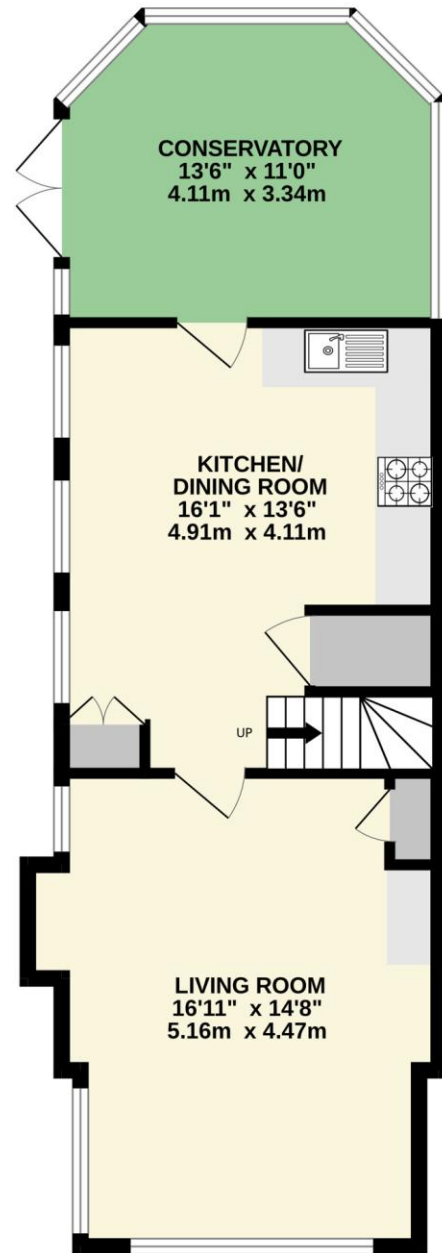
Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,983.22)

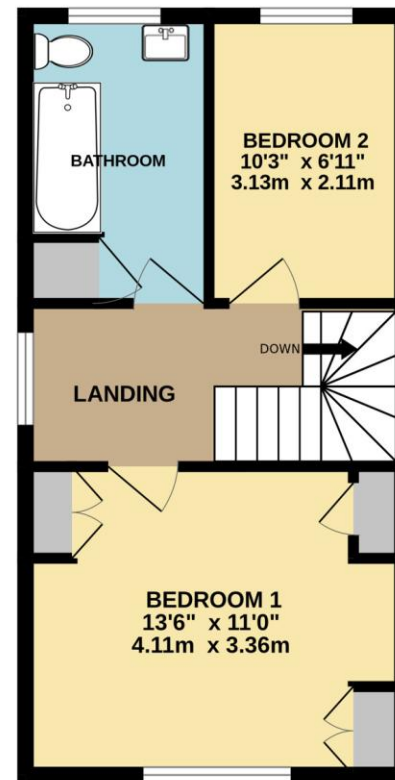
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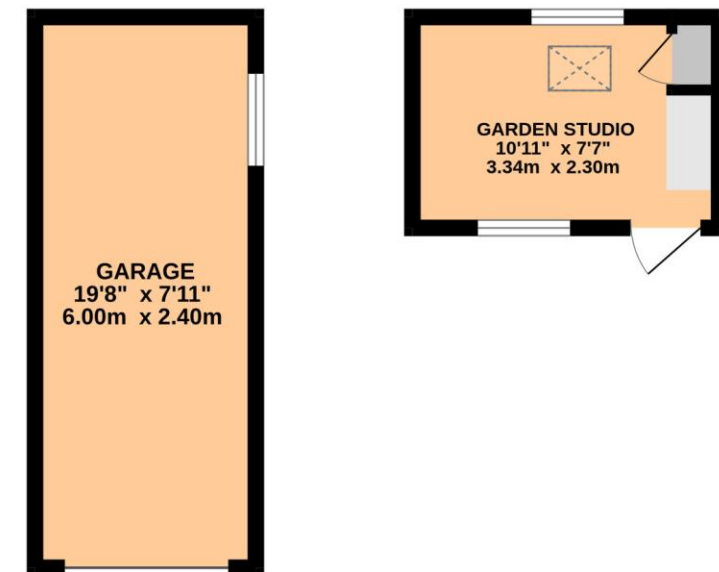
GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

APPROX TOTAL AREA EXCLUDING GARAGE & GARDEN STUDIO 87.7 SQ.M / 944 SQ.FT

TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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**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 11th Century church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'.

Parish sports facilities are good, and the village boasts a 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 2.5 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.



