



27 GLEBELANDS

Bidborough, Tunbridge Wells, Kent, TN3 0UQ

savills

A light and modern four bedroom family house in a sought-after village location, set on a wonderful raised plot with far-reaching views and delightful front and rear gardens.

Ground floor: entrance porch ♦ sitting room ♦ kitchen/ breakfast room ♦ dining room ♦ study ♦ utility room ♦ conservatory

First floor: master bedroom suite ♦ 3 further bedrooms ♦ family bathroom

Outside: lawned front garden ♦ terraced rear garden ♦ vegetable beds and potting area ♦ several seating areas with views ♦ garage

EPC = C

DESCRIPTION

No. 27 Glebelands, built in 1982 and extended considerably in 1998, is one of a handful of family homes set in the heart of the popular village of Bidborough on this broad and sweeping hillside cul-de-sac.

Set well back from the road and fronted by a delightful west-facing terraced front garden, the house occupies an elevated position and enjoys far-reaching views across the valley towards Speldhurst.

The accommodation is set over two floors with three of the four bedrooms enjoying the spectacular views to the front. The largest of these is the master bedroom, with walk-in wardrobe and en suite shower room, which forms the top floor area of the two storey extension.

The living space of the ground floor is flexible and well-proportioned. In its current configuration the well-lit sitting room, with open fireplace, and conservatory take full advantage of the west-facing front aspect and a spacious kitchen/breakfast room looks out to the rear. A study, with fitted desking and storage, a dining room, utility room and a cloakroom complete the accommodation.



SITUATION

Glebelands is set on the southern side of Bidborough Ridge, in the heart of this popular village with its historic church, school, recreation ground, tennis club, bowls and cricket green. Other local amenities include a grocery/general store, garage, an award-winning pub with restaurant and the Village Hall.

The towns of Tonbridge and Tunbridge Wells lie about 2.4 and 3.5 miles distant to the northeast and southeast respectively, whilst Sevenoaks lies to the north (9.1 miles). These towns all offer extensive amenities including shopping and leisure facilities, well-regarded schools and excellent transport links, combining to make the area a popular base for City commuters and families alike.

Mainline rail: Tonbridge (about 2.4 miles) and Hildenborough (4.4 miles) have services to London Charing Cross (via London Bridge / Waterloo East).

Services: Mains gas-fired central heating, electricity and drainage.

Outgoings: Tunbridge Wells Borough Council. Tax Band F.

State and private schools: Bidborough C of E primary, preparatories including the Schools at Somerhill on the southern edge of Tonbridge and Holmewood House in Langton Green. Grammar schools in Tunbridge Wells and Tonbridge and independent secondaries in Tonbridge, Sevenoaks and Pembury.

Directions: (Postcode TN3 0UQ) Drive west on Bidborough Ridge and on entering the village turn left at The Kentish Hare Public House on to The High Street. After a short distance turn right downhill in to Glebelands and No. 27 will be found on the right shortly after the first bend.

OUTSIDE

A great asset of this property is the striking gardens. The front garden provides space and privacy, with steps and banked lawns leading down to the road from a larger terrace of lawn closer to the house. A raised platform to the side, with a shady pergola, provides a wonderful seating area for day-long and evening sun.

To the rear the charming back garden steps up towards a hedged boundary with the High Street and the historic church beyond. A series of terraced beds, with a fenced potting area in the top corner, nestle into the bank and offer several further seating areas.

The property benefits from a single garage at the foot of the front garden.

ADDITIONAL INFORMATION

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



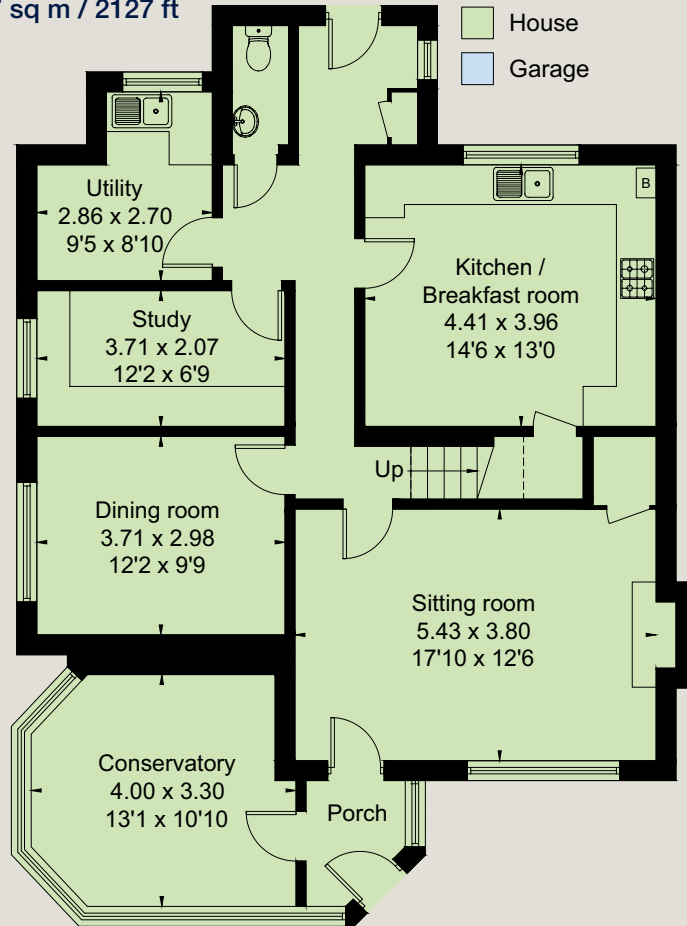
FLOOR PLANS

Approximate IPMS2 Floor Area = 180 sq m / 1937 sq ft

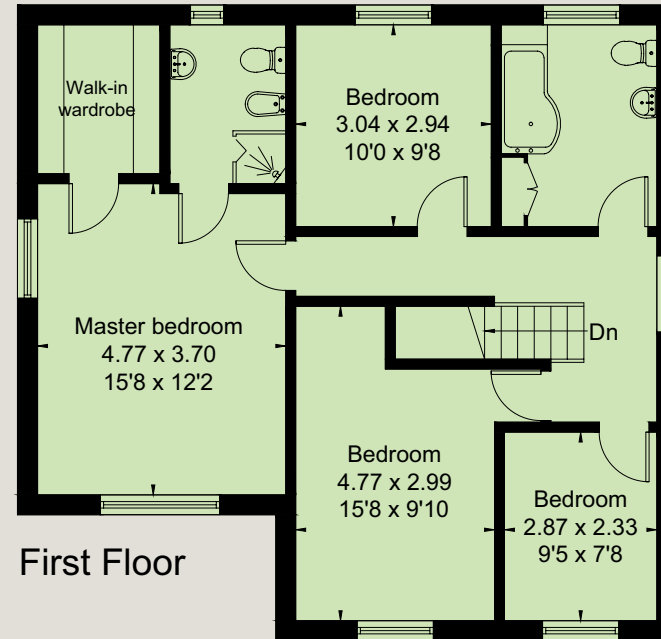
Garage = 13.7 sq m / 147 sq ft

Limited Use Area = 4 sq m / 43 sq ft

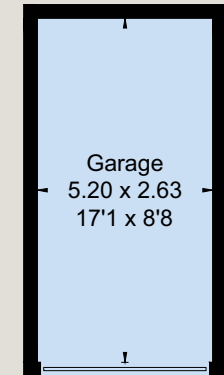
Total = 197.7 sq m / 2127 ft



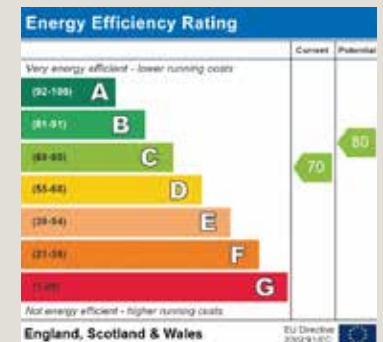
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



SAVILLS TUNBRIDGE WELLS

tunbridgewells@savills.com

01892 507000

savills.co.uk

savills

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190423PH