



# Detached three bedroom home in enviable setting

**Franks Hollow Cottage, Bidborough TN3**

Freehold

**savills**



Entrance hall • kitchen/breakfast room • sitting room  
• conservatory • en suite double bedroom • 2 further  
double bedrooms • family bathroom • front and rear  
gardens • off-street parking • single garage en bloc

### Local information

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 respectively, whilst Sevenoaks lies to the north (about 9.1 miles). These towns all offer extensive amenities and excellent transport links, combining to make the area a popular base for City commuters and families alike. London-bound rail services can be accessed at Tonbridge (about 2.4 miles) and Hildenborough (4.4 miles) serving Charing Cross (via London Bridge / Waterloo East) and Cannon Street.

Schools in the area include Bidborough C of E primary, preparatories including the Schools at Somerhill on the southern edge of Tonbridge and Holmewood House in Langton Green. There are well-regarded grammar schools in Tunbridge Wells and independent secondaries in Tonbridge, Sevenoaks and Pembury.

### About Franks Hollow Cottage

Bidborough is a much loved village and this neat detached house is situated at its very heart. Stylishly updated by its current owners over the last three years, the house is offered chain-free and ready for immediate occupation. A generously-sized kitchen offers ample space for family dining and the sitting room to the rear is of equally good proportions. Access to the well kept rear garden is via the conservatory, both of which enjoy a west-facing orientation for day-long sunshine.

Upstairs are three similarly sized double bedrooms, one of which benefits from an en suite shower room, and a family bathroom. All bedrooms are bright and enjoy attractive views.

With gardens to front and rear, gated driveway and a garage this house offers a great deal. It has stylish touches throughout, such as glass balustrades and smart engineered doors, and would be equally suited to buyers looking for a family home or a popular rental property.

### Energy Performance

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

### Viewing

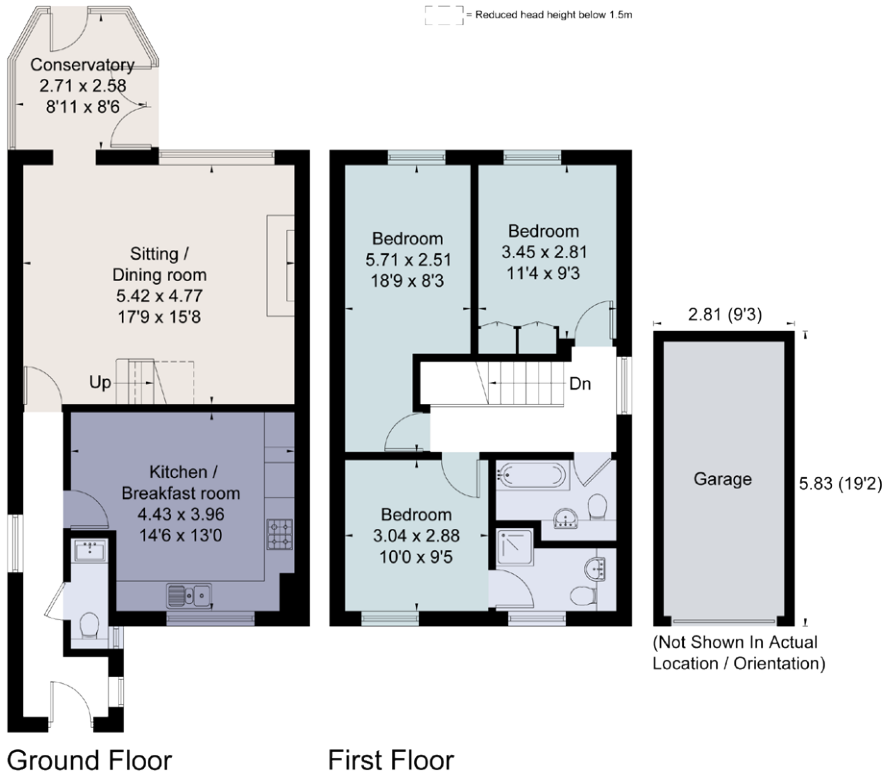
Strictly by appointment with Savills.



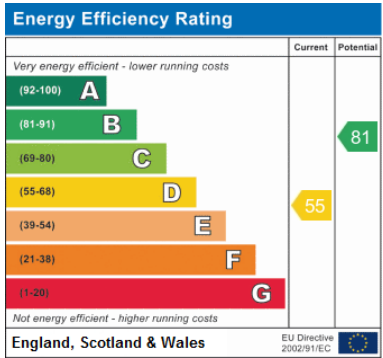




Approximate Area = 107.2 sq m / 1154 sq ft (Excluding Garage)  
Including Limited Use Area (1.6 sq m / 17 sq ft)  
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Ground Floor First Floor  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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