



GLENSIDE COTTAGES, HIGH STREET
BIDBOROUGH - GUIDE PRICE £500,000 - £550,000



2 Glenside Cottages, High Street

Bidborough, Tunbridge Wells, TN3 0UP

**Entrance Hall – Living Room – Kitchen/Diner –
Downstairs Shower Room – Two Double Bedrooms –
Family Bathroom – Large West-Facing Garden**

Situated in a tucked away location off the High Street in the highly desirable and popular village of Bidborough is this charming period cottage.

Parts of the property are believed to date back to the mid 19th century with later additions. The property offers well-proportioned accommodation with a large living room with double doors opening to the garden and high sloping ceiling with Velux windows. The kitchen/dining room is a light and bright space also with high sloping ceiling and Velux windows and the kitchen is fully fitted with all the expected appliances and a further door to the garden. There is a downstairs shower room which has a double walk in shower, W.C and basin.

On the first floor there are two double bedrooms which both benefit from built in wardrobes, as well as a good size family bathroom.

The gardens are the most stunning part of this property - being mostly laid to lawn with a wonderful range of mature trees, shrubs, flowering annuals and beautiful rose bushes you can tell this garden has been the subject of years of love and dedication. There is patio area which affords wonderful views over the surrounding countryside, as well as a further area of hardstanding at the bottom of the garden where one could place a home office or summerhouse if desired.

This has been a much loved home for a many years, and whilst would now benefit from a new lease of life in certain areas, it presents a great opportunity to own a piece of Bidborough history. Being sold with NO CHAIN we highly recommend a viewing to appreciate this lovely property.



ENTRANCE HALL:

Double glazed composite door with frosted panel inserts, quarry tiles floor, stairs leading to first floor.

LIVING ROOM:

Front aspect double glazed window, flame effect fire with wood mantle and granite hearth, cupboard to side of chimney breast, radiator, high sloping ceiling with two Velux windows, double glazed door leading to patio.

KITCHEN/DINER:

Front and rear aspect double glazed windows, kitchen fitted with floor and wall cupboards and drawers with contrasting worksurface, tiled splashbacks, 1 ½ sink unit with mixer tap and drainer, space to plumb washing machine, space for fridge and freezer, high sloping ceiling with Velux window, wall mounted boiler, large under stairs cupboard, radiator.

SHOWER ROOM:

Fully tiled shower enclosure with fixed waterfall shower head and thermostatic controls, extractor, W.C with macerator, wash hand basin, heated towel rail, access cupboard, ceiling spotlights.

FIRST FLOOR LANDING:

Galleried landing, wood panelled walls, loft hatch with ladder and light. part boarded.

BEDROOM:

Front and rear aspect double glazed windows, radiator, built in wardrobes.

BEDROOM:

Front aspect double glazed window, cast iron feature fireplace, radiator, built in wardrobe.

BATHROOM:

Rear aspect frosted double glazed window, bath with mixer tap and thermostatic shower over, glass screen, tiled walls, W.C, pedestal wash hand basin, radiator, airing cupboard housing hot water tank.



OUTSIDE:

Front: Pathway to front door.

Rear: Brick built patio with right of access across the rear of number 1, outside tap, brick built shed, west-facing garden mainly laid to lawn with flower beds and borders, flowering annuals, mature trees and shrubs, wildflower meadow at the bottom which used to be a vegetable patch.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

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 obtained. 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

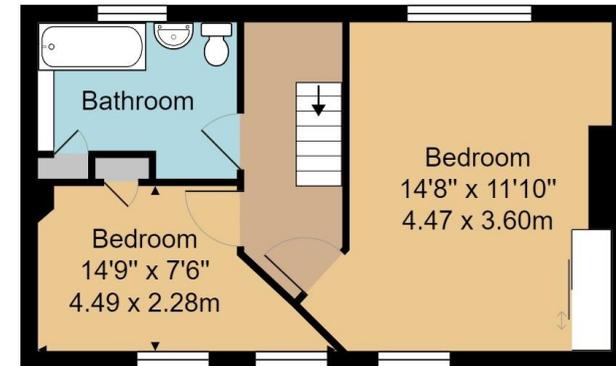


124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



First Floor



Ground Floor

Approx. Gross Internal Area 888 ft² ... 82.5 m²

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.