



DARNLEY DRIVE

BIDBOROUGH - GUIDE PRICE: £995,000



WOOD & PILCHER



# 17 Darnley Drive

17 Darnley Drive, Bidborough, TN4 0TH

**Situated on a large corner plot within established gardens in this highly regarded location, an attractive 1930's 5 bedroom detached family home with further potential to extend and modernise. Being offered with no chain.**

From its elevated position this glorious example of a 1930's detached tile hung house sits imposingly in its large and established gardens. Rarely available in this location, the property has a wonderful warm feeling to it and offers fantastic accommodation in an enviable location. Walking into the entrance hall you are greeted with an aspect of the gardens through original double doors at the far end which floods the house with light and shines off the polished parquet floor. This beautiful floor flows through into the large living room with its double aspect windows, open brick fireplace and high beamed ceilings, as well as into the large dining room which is situated on other side of the house affording an aspect to the front. The kitchen/ breakfast now requires some modernisation but is very serviceable with modern hob and ovens and could benefit from an extension (SSTP) if desired. There is a useful utility room and cloakroom to the ground floor also. Upstairs we find a master bedroom with far reaching views towards Bidborough, with built in wardrobes and a modern ensuite bathroom as well as three further bedrooms and a family shower room. A study room which could serve as a bedroom has the unusual feature of a fixed staircase leading to a loft room which could be converted (SSTP) but is currently used as a storage space. Outside there are large and mature gardens with a range of beautiful flowering trees such as magnolia and cherry, as well as a suntrap terrace and patio area. The front gives a good measure of privacy being screened from the road and has the advantage of both garage and off road parking for multiple vehicles. We have no hesitation in recommending an early appointment to view as the finish of the property, and exceptional space and location guarantees a quick sale.









Entrance Porch - Cloakroom - Entrance Hall - Living Room - Dining Room - Kitchen/ Breakfast Room - Utility Room - Master Bedroom with Ensuite Bathroom - Four Further Bedrooms - Family Shower Room - Established Gardens - Garage - Driveway - No Chain

**ENTRANCE PORCH:**

Original part glazed wooden front door with cast iron door furniture and frosted glass panels to either side, tiled floor, sliding door to cloakroom, radiator, glazed door to entrance hall.

**CLOAKROOM:**

Original frosted window with secondary glazing, wall hung basin, WC, tiled floor.

**ENTRANCE HALL:**

Original double doors opening to garden with secondary glazing, cloaks cupboard with hanging and housing alarm panel, further understairs cupboard, original parquet floor, stairs to first floor.

**DINING ROOM:**

Original windows to front with secondary glazing, parquet floor, radiator.

**LIVING ROOM:**

Beamed ceiling, original windows to front and rear with secondary glazing, open fireplace with brick hearth, surround and mantle, radiator, parquet floor.

**KITCHEN/BREAKFAST ROOM:**

A range of wall and base cupboards and drawers with work surface over and tiled splashbacks. SMEG halogen hob and eye-level NEFF double oven, space and plumbing for dishwasher, double sink unit with mixer tap under original windows with secondary glazing overlooking the garden, radiator, tiled floor, part glazed door to utility room.

**UTILITY ROOM:**

Space and plumbing for washing machine and tumble dryer, sliding passenger door to garden, double glazed door to sun terrace, tiled floor.

**LANDING:**

Galleried landing, original windows with secondary glazing with far reaching view towards Bidborough, radiator, airing cupboard housing hot water tank and slatted shelving.

**MASTER BEDROOM:**

Original windows with secondary glazing to front, range of built in wardrobes, radiator.

**ENSUITE:**

Frosted original window to rear with secondary glazing, modern suite comprising WC, basin set into vanity unit with drawers below, bath with mixer tap and hand held shower attachment and mounting unit, ceiling spotlights, tiled splashbacks, shaver point and tiled floor,

**BEDROOM:**

Windows to front with secondary glazing, radiator, fixed staircase to attic room.

**BEDROOM:**

Original windows to rear with secondary glazing, radiator.

**BEDROOM:**

Original window to side with secondary glazing and far reaching views towards Speldhurst, radiator, built in wardrobe.

**BEDROOM:**

Original window to side with secondary glazing and far reaching views towards Speldhurst, radiator.

**LOFT ROOM:**

Part boarded with insulation around the edges, light, pitched roof but able to stand in the centre, could be converted to another room.

**SHOWER ROOM:**

Frosted original window to rear with secondary glazing, hand wash basin, WC, corner shower unit with thermostatic controls, tiled walls and floor, heated towel rail.

**GARAGE:**

Up & over door, wall mounted boiler, consumer unit and electric meter, original window to side.





**OUTSIDE:**

**FRONT:** The property is approached over a driveway which provides ample parking for several cars, with mature and established gardens to all sides including heathers, a beautiful Magnolia, flowering cherry and silver birch. There is an area of lawn, flower beds and border with seasonal flowering plants, path to the rear and side of the house.

**TERRACE:** To the side of the house is a walled patio which is a sun trap and provides an ideal evening entertaining space with built in seating area, wrought iron gate to the rear garden and gate to the front.

**REAR:** A mature, private part walled garden with a range of established trees including silver birches, firs and acer, flower beds and borders, wrought iron pergola with climbing pink roses, wrought iron gate to the front, hidden composting area, lawn, patio area and shed.

**TENURE:**

Freehold.

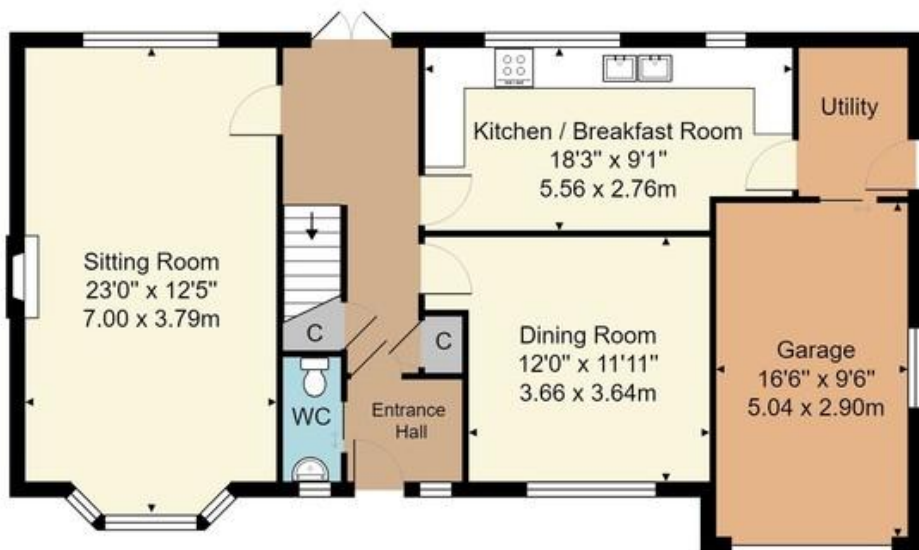
**VIEWING:**

By appointment Wood & Pilcher 01892 511311

**SITUATION:**

Darnley 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 Hare public house on Bidborough Ridge. 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 and local Grammar Schools.

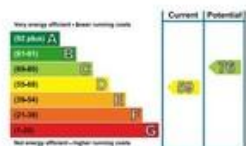




**Ground Floor**



**First Floor**



Approx. Gross Internal Area 1948 sq. ft / 181.0 sq. m  
(Includes Garage)

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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