



High Banks, High Street, Bidborough, Tunbridge Wells, Kent TN3 0UP

Guide Price £895,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Coming to the market with NO ONWARD CHAIN is this attractive detached bungalow occupying an elevated position set back from the High Street within a short walk of the heart of the village. The property comes to the market in excellent decorative order and bright and spacious accommodation of 1519 sq.ft. (141.1 sq.m.) There is a generous sitting / dining room, a family room / bedroom 4, a kitchen / breakfast room overlooking the garden, three further bedrooms, family bathroom and wetroom. All four bedrooms are doubles and three have fitted wardrobes. Nestling in the rear garden of High Banks is a good sized studio / games room / annexe which is now in need of refurbishment and repair. The lawned garden is secluded and there is rear access to a useful covered garden storage area. To the front is a paved terraced area, further lawn and sweeping driveway with parking for multiple cars and an attractive outlook to the High Street.

- Bidborough Village
- Elevated Position
- Detached Bungalow
- Annexe
- 4 Double Bedrooms
- Kitchen / Breakfast Room
- Family Bathroom
- Wetroom
- Lots of Parking
- No Onward Chain
- Council Tax Band: F







## LOCATION:

Bidborough is a highly sought-after village nestling between Tonbridge and Tunbridge Wells with a well regarded primary school, whilst secondary schools are offered in both Tunbridge Wells and Tonbridge, in particular the highly sought-after grammar schools.

Both towns offer mainline railway stations to London and the south coast, whilst Bidborough also benefits from an independent coach service to London on a daily basis.

Birchwood offers a range of footpaths with local walks and there is a popular public house in the village.


Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		77
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gross Internal Area Approx 141.1 sq m / 1519 sq ft

Annexe Approx 42.3 m / 456 sq ft

Total Approx 1975 sq m / 183.5 sq ft

