



Long Barn, 24 St Lawrence Avenue, Bidborough, Kent TN4 0XB

Guide Price £1,350,000 Freehold

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**Long Barn
24 St Lawrence Avenue
Bidborough
Tunbridge Wells
Kent TN4 0XB**

A superb double fronted detached substantial home enjoying this elevated position with views over woodland and boasting a 195ft south-facing garden adjoining woodland at the rear.

Ground Floor:

**Entrance Hall. Cloakroom. Reception Room 1.
Dining / Day Room. Reception Room 2 / TV Room.
Kitchen / Breakfast Room. Utility Room.
Shower Room.**

First Floor:

**Master Bedroom with En Suite Shower Room.
Bedroom 2 with En Suite Shower Room.
3 Further Bedrooms. Family Bathroom.**

Outside:

**'In' and 'Out' Driveway with Parking for Multiple Vehicles.
Integral Garage.
Delightful Feature Rear Garden extending to 195ft.
In All the Total Plot Extends to just under 0.5 Acre.**

GUIDE PRICE: £1,350,000 FREEHOLD



VIEWING

By appointment with Bracketts.

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 also a popular public house in the village.

TO BE SOLD

A superb double fronted detached substantial home enjoying this elevated position with views over woodland and boasting a 195ft south-facing garden adjoining woodland at the rear. The property affords modern gas fired central heating, double glazing, solid oak flooring to the principal rooms, stylish oak finished doors, a garage and parking for multiple vehicles on the 'in' and 'out' drive.

Ground Floor

Oak front door, with glazed inserts, opening to:

Spacious Entrance Hallway

Solid oak flooring which runs through the principal rooms. Turned rise of stairs to the First Floor with cupboard beneath. Door to:

Downstairs Cloakroom

Push button WC and small wall hung basin. Marble tiled flooring, with underfloor heating. Frosted window to the front.

Reception Room 1

A large through reception room with triple aspect providing spacious accommodation with the focal point being a superb chimney breast with exposed brickwork and dual fuel stove. Two windows to either side, together with a large window overlooking the front

garden and French doors with adjoining windows either side overlooking the rear garden.

Reception Room 2 / TV Room

Large window enjoying an outlook over the rear garden and woods beyond.

Through Kitchen / Breakfast Room

A spacious room with cream coloured units with marble-effect worktops and real marble flooring, with underfloor heating. Large window overlooking the front garden with sink beneath. Space and plumbing for dishwasher. Fitted four ring Miele stainless steel gas hob with Miele electric oven beneath and a Miele extractor fan above. Integrated Miele microwave. Cream coloured Aga. Space and plumbing for American-style fridge/freezer. Door to walk-in larder with frosted window to the front, range of shelving and storage space. Inset LED spotlights. Open plan to:

Dining / Day Room

Space for large table and chairs. Solid oak flooring which matches the other reception rooms. A dual aspect room having French doors enjoying direct access and an appealing outlook over the garden, with large windows to either side, together with a further window to the side. Inset LED spotlights. Doors to shower room and utility room.

Utility Room

Large window overlooking the front garden. Space and plumbing for washing machine and tumble dryer. Space for undercounter fridge and freezer. Range of cream coloured units incorporating a stainless steel sink with tiled splashback and an L-shaped run of marble-effect worktops. Ceramic tiled floor. Interconnecting door to the integral garage.

Downstairs Shower Room

A white suite comprising a shower with glazed door, basin and WC. Frosted window to the side. Tiled flooring. Extractor fan.

First Floor Galleried Landing

Window to the front. Sloping ceiling. Linen cupboard with radiator, hanging and shelving space. Doors to all rooms.

Master Bedroom

A spacious double bedroom with window overlooking the rear garden and woodland beyond. Door to:

En Suite Shower Room

A modern white suite comprising a walk-in shower with glazed door, basin with mixer tap and push button WC. Extractor fan. Frosted window to the side. Marble tiled flooring, with underfloor heating. Heated towel rail.

Bedroom 2

A double bedroom with dual aspect having a window to the side and a further window to the rear enjoying an aspect over the woodland and views to the horizon. Two eaves storage cupboards. Door to:

En Suite Shower Room

Corner shower with glazed surround, basin and WC. Marble tiled flooring, with underfloor heating. Heated towel rail. Extractor fan.

Bedroom 3

A double bedroom with window overlooking the rear garden and woodland beyond. Two built-in single door wardrobes.

Bedroom 4

A double bedroom with window overlooking the rear garden and woodland beyond.

Bedroom 5

Bowed window to the front with deep mantel.

Family Bathroom

A modern white suite comprising a bath with mixer tap and shower above with glazed shower screen, basin and WC. Heated towel rail. Marble flooring, with underfloor heating. Extractor fan. Frosted window to the front.

OUTSIDE

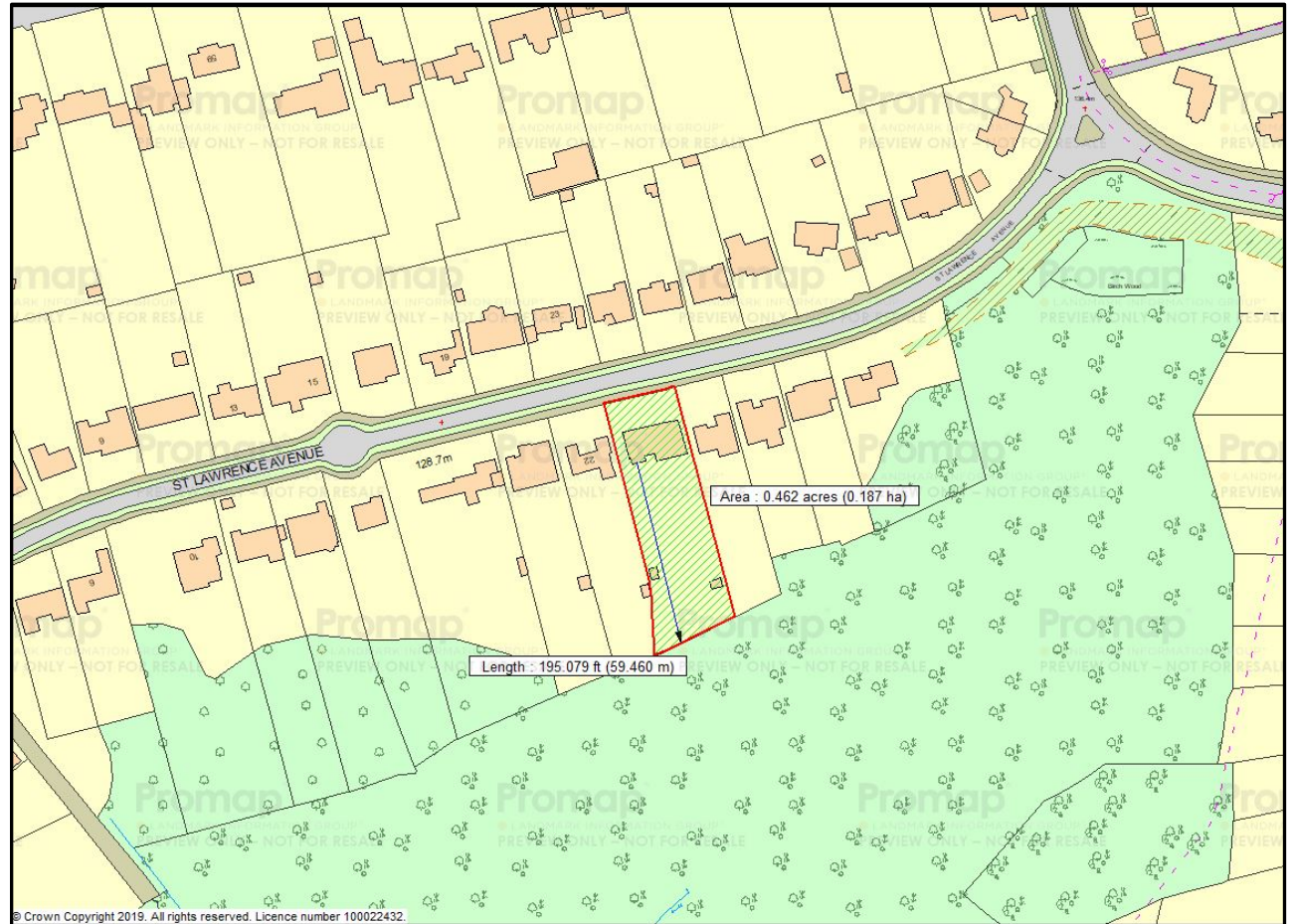
The **Front Garden** boasts an 'in' and 'out' drive with extensive brick paviour providing **Parking** for multiple vehicles.

Garage comprising a metal up and over door to the front. Side pedestrian door with adjoining window. Worcester Bosch gas fired central heating boiler and pressurised hot water tank adjacent. Power and light connected and providing useful storage. Dwarf brick wall to the front boundary with flower and shrubbery border.

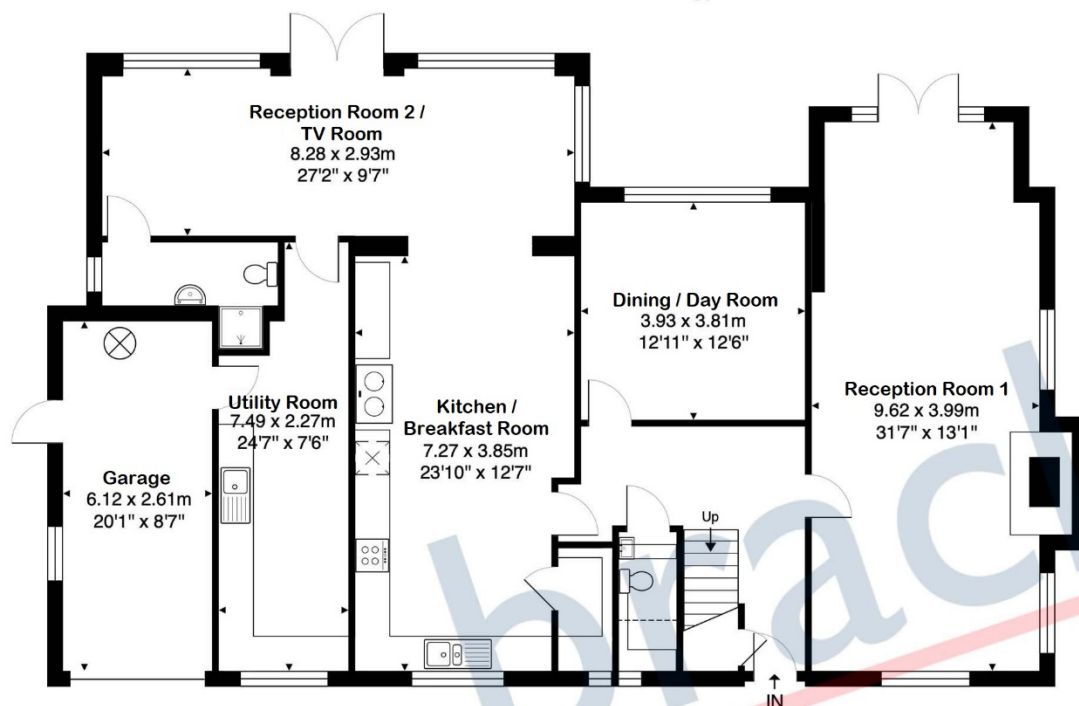
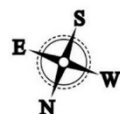
Gated side access to the **Rear Garden** which is a particular feature of this property and boasting a good sized area of lawn with a large patio running the entire width of the house, accessed from both reception room 1 and the dining room. There is a vast array of mature trees and shrubs and a further lower garden adjoining woodland to the rear and with direct access.

ROUTE TO VIEW

From our office in the High Street proceed into London Road heading northbound. Continue through the village of Southborough, passing through Southborough Common. Turn left into Birchwood Avenue and veer right into Bounds Oak Way. Continue to the top of the road taking a left hand turn into Darnley Drive and left again in St Lawrence Avenue where this property will be found on the left hand side.

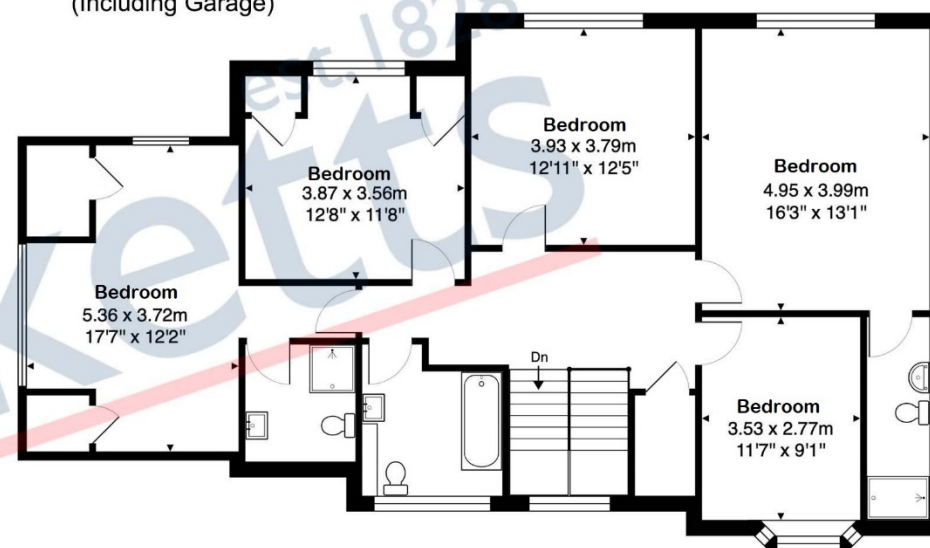


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	67
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Ground Floor
Approx Internal Area
1770 sq ft (164.5 sq m)
(Including Garage)

Gross Internal Floor
Area Approx
3020 sq ft (280.6 sq m)
(Including Garage)



First Floor
Approx Internal Area
1250 sq ft (116.1 sq m)

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