



Brockhill Barden Road, Bidborough, Tunbridge Wells, TN3 0LJ.

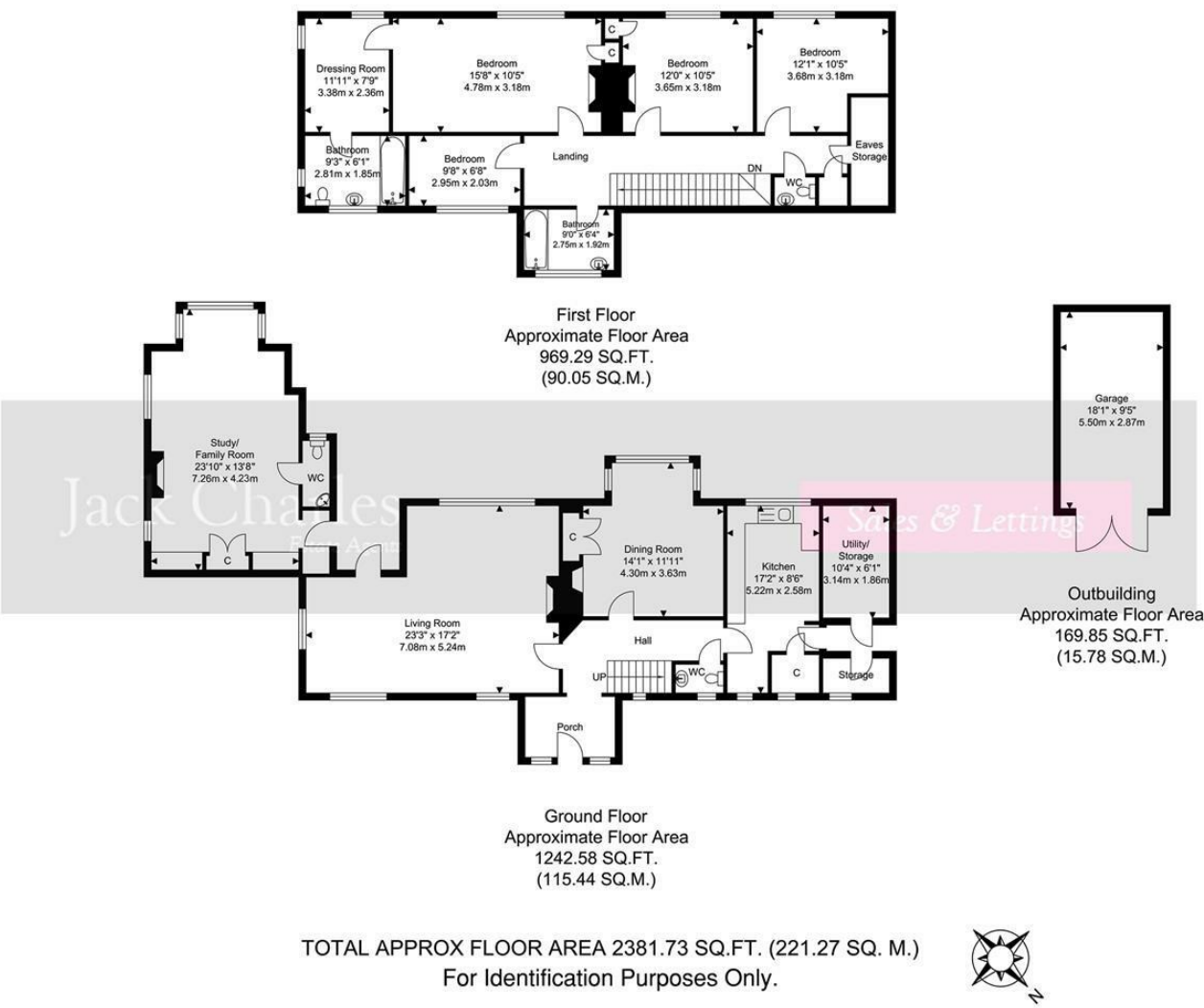
Offers in excess of £1,250,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
 - Four Bedrooms
 - Two Bathrooms
 - Viewings Recommended
- Ample Scope To Extend
 - Three Reception Rooms
 - Long Driveway, Garage & Outbuildings
- 2.67 Acres
 - Kitchen
 - Large Gardens Inc Small a Orchard & Woodland

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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To Be Sold

Nestled on the picturesque Barden Road in Bidborough, this charming detached house which requires modernisation, built in 1930, offers a delightful blend of period features and is waiting to be combined with modern living. Set within an expansive 2.67 acres of grounds, the property is enveloped by serene woodland and open fields, providing a tranquil retreat from the hustle and bustle of everyday life.

The residence boasts four bedrooms, perfect for families it has two well-appointed bathrooms and at the heart of the home are three inviting reception rooms, ideal for entertaining.

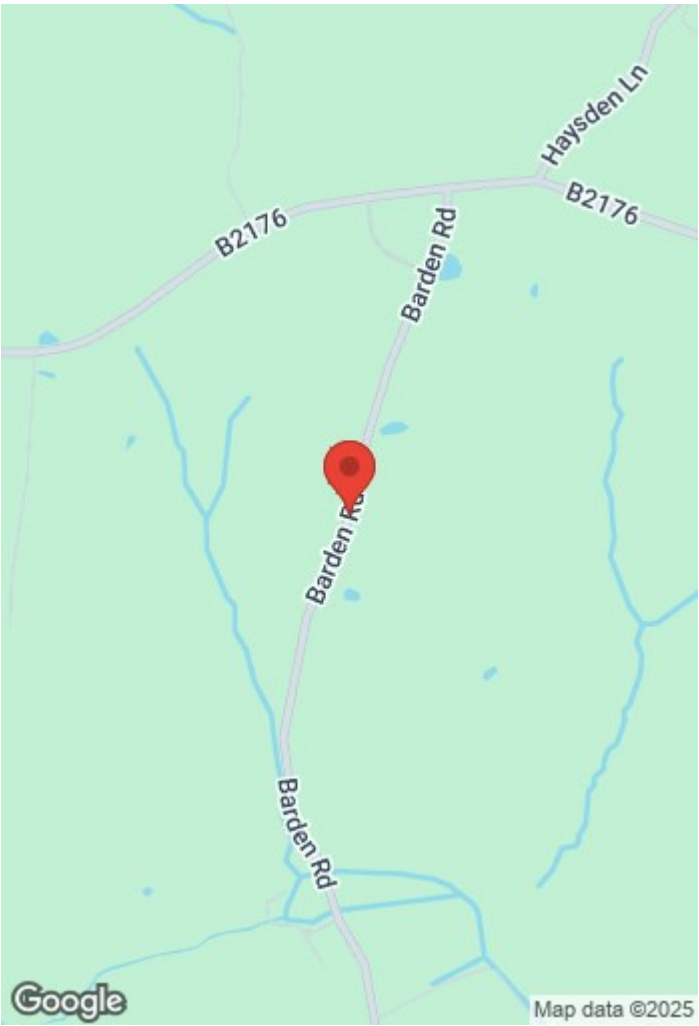
Brockhill is approached via a long drive, the property exudes a sense of privacy and seclusion. A garage and various storage outbuildings offer practical solutions for all your storage needs.

This beautiful period home presents an exciting opportunity for potential buyers, with ample scope to extend the property, subject to planning permission. Whether you envision creating a larger family home or simply wish to enjoy the existing charm, this residence is a canvas awaiting your personal touch.

In summary, this enchanting property on Barden Road is not just a house; it is a lifestyle choice, offering peace, space, and the potential for future development in a highly sought-after area. Do not miss the chance to make this stunning home your own.

Bidborough

Brockhill is superbly situated on a private driveway on the outskirts of Bidborough where there is a well stocked village shop, the garage, the historic village church, parts of which date back to the 10th century, and the popular local Kentish Hare pub and restaurant which prides itself on a menu that showcases the best of Kentish produce. There is a distinct sense of community in Bidborough which is reflected in the local societies which include among many, the gardening society and the dramatic society, all of which gather at the local village hall. The village is also conveniently located for easy access to Tonbridge and Tunbridge Wells town centres situated 3 and 5 miles distant respectively, both of which offer a wide range of shopping and leisure facilities, cafes, bars and restaurants. There are a number of well regarded schools in the area, with Bidborough Primary school on the doorstep, and a range of preparatory, public and grammar schools in the surrounding areas. The area benefits from a number of local golf courses at Tonbridge, Tunbridge Wells, Hever and Hildenborough, and leisure amenities in Bidborough include Tennis Courts and a Bowling Green. There are frequent bus services from the village, and both Tonbridge and Tunbridge Wells have train stations offering fast and frequent services to London and the South Coast. There is also easy access to the A21 dual carriageway which offers a direct link onto the M25 London Orbital motorway.





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