



Wyndward, 10 Darnley Drive, Bidborough, Tunbridge Wells TN4 0TL

Offers in Excess of £1,250,000 Freehold

When experience counts...

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A chain-free home that is truly stunning and ready for immediate occupation. This property has been the subject of substantial refurbishment by the owners and comes to the market in immaculate order having been stylishly and imaginatively redesigned to an exemplary standard. The spacious gardens boast an oak framed timber garage and workshop with parking for numerous cars on the gravelled drive. The property also benefits from a secluded and secure second driveway. The wrap-around gardens have been designed by a Chelsea Flower Show winner, Claire Moreno, and comprise a large south-east facing landscaped patio immediately adjacent to the house, a good sized area of lawn with mature shrubs and perennials, together with a further discreet area with patio with hot tub and raised bed planters for a vegetable garden. Adjacent to the front door is a landscaped pond with trickle pond waterfall feature. Internally, the property offers a spacious hallway which opens to a reception hall, whilst the main reception room has a superb brick fireplace feature with lighting and windows and a beautiful mahogany hardwood flooring (recently restored) which extends from the hallway. A utility room and walk-in larder complement the stylish contemporary kitchen / dining room with vaulted ceilings and imaginative lighting, whilst the kitchen units themselves are in grey and rose pink with quartz and granite worktops. These enjoy large windows over the garden and views beyond toward Birchwood. Downstairs is a shower room and bedroom 4 / cinema room. A spacious first floor galleried landing enjoys large windows with integrated blinds. The principal bedroom enjoys further views over the garden and towards Birchwood and has a spacious en suite, whilst the family bathroom serves bedrooms 2 and 3 on the first floor. There is a loft ladder and the potential to convert the loft space and add two further bedrooms and a bathroom, together with the potential to create a significant sized extension, subject to the usual consents. We recommend an early viewing for this superb home which blends the perfect combination of contemporary decor with character and charm situated in an enviable position with elevated views.

- Substantial Corner Plot
- Detached Sussex Barn Style Home
- Superb Vaulted Kitchen / Dining Room
- 4 Double Bedrooms
- En Suite Bathroom
- Shower Room + Further Bathroom
- Beautiful Feature Brick Fireplace
- Detached Timber Garage and Workshop
- Chelsea Award Winning Designed Garden
- No Onward Chain





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 attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

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.

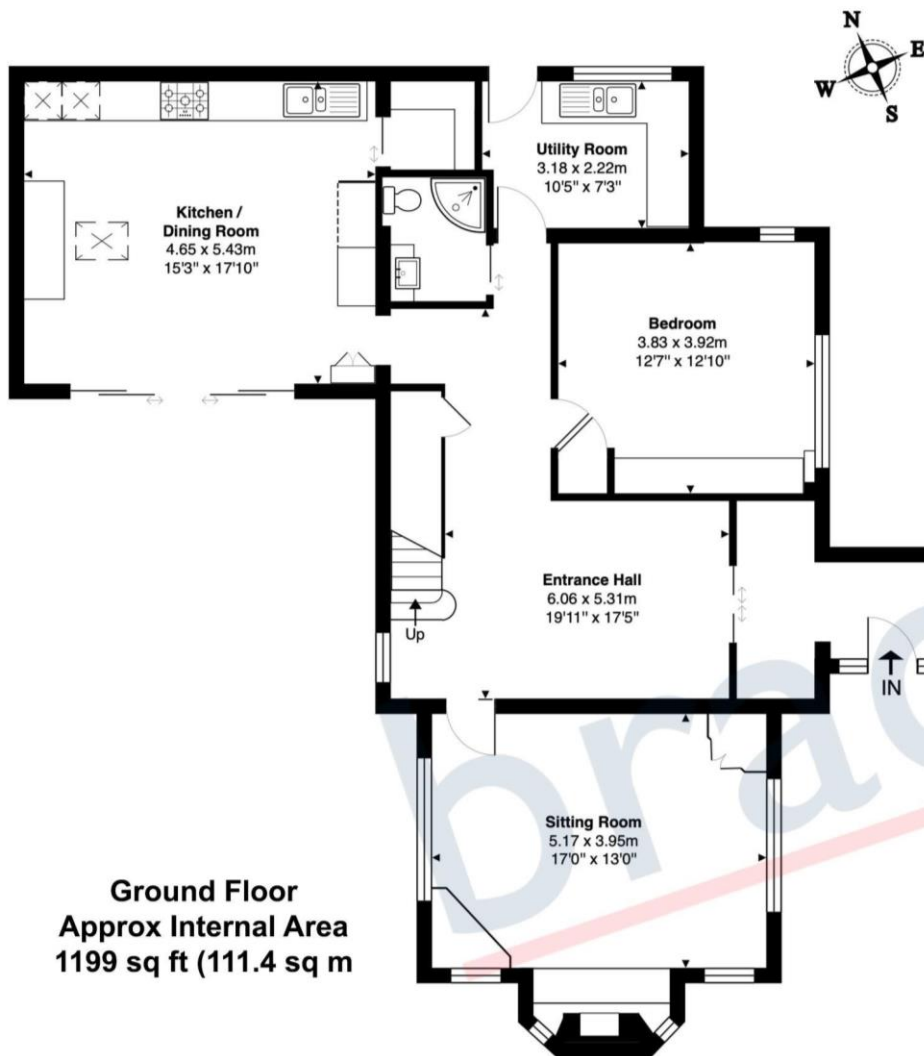
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

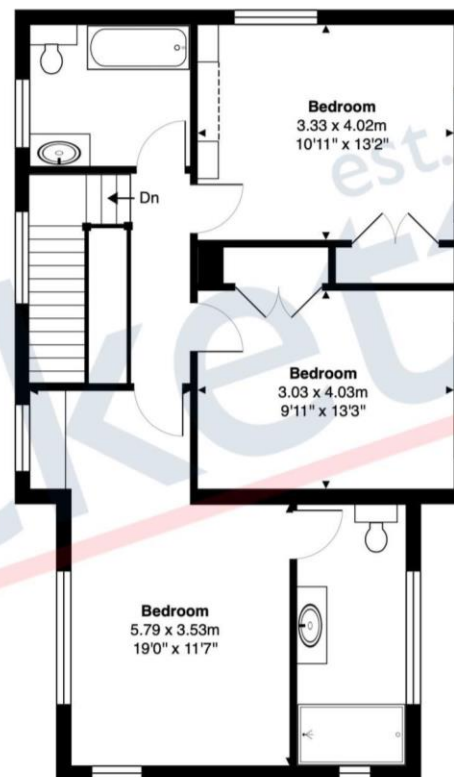
Council Tax Band: G



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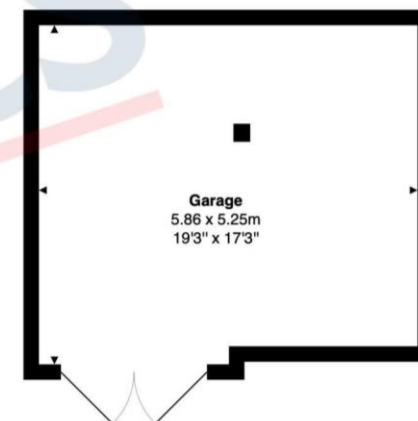


**Gross Internal Floor
Area Approx
1944 sq ft (180.6 sq m)
(Excluding Garage)**



First Floor
Approx Internal Area
745 sq ft (69.2 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	77
		EU Directive 2002/91/EC	



Garage
Approx Internal Area
322 sq ft (29.9 sq m)
(Not Shown In Correct
Location / Orientation)