



SUNNYSIDE COTTAGE  
BIDBOROUGH



Prime  
BY KINGS ESTATES



# Sunnyside Cottage

## Spring Lane, Bidborough, Tunbridge Wells, TN3 0UE

A charming and characterful double-fronted detached cottage dating back to 1745, beautifully positioned next to the village recreational ground and primary school in the heart of Bidborough. This three-bedroom home offers a rare blend of heritage, warmth and idyllic village living.

- Double Fronted Detached Cottage in Elevated Position
- Dating Back to 1745 with Later Additions
- Located Near to Rcreational Ground & Small Village Primary School
- Two Reception Rooms with Fireplaces and Panelling
- Country Kitchen with Rayburn and Butler Sink
- Characterful Utility Room with Pantry and WC
- Three Bedrooms with Built-In Storage and Views
- Contemporary Bathroom with Freestanding Shower & Bath
- Mature Tiered South East Facing Garden with Patio and Log Store
- Detached Timber Office/Workshop with Mezzanine

Energy Performance Rating: E



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## THE PROPERTY

Approximate Gross Internal Area: 1109 Sq Ft / 103 Sq M.

Outbuilding: 101 Sq Ft / 9.4 Sq M

Set in an elevated position at the heart of Bidborough village, this enchanting three-bedroom double-fronted detached cottage exudes character and charm. Believed to date back to 1745, with later sympathetic additions from the 1920s and 30s, the house sits beside the cricket green and just a few steps from the village primary school and recreational ground. The village church stands quietly behind the house, reinforcing the home's wonderful sense of place and history.

Stepping inside, the entrance hall sets the tone with its original brick flooring and a useful built-in alcove cupboard with a hanging rail. From here, the home flows into two generous reception rooms. The sitting room and dining room each feature large front-facing windows flooding the space with natural light, decorative square wall panelling, and inviting working fireplaces with timber mantels and stone hearths, offering cosy focal points for relaxed evenings or entertaining.

At the rear, the country-style kitchen breakfast room is brimming with charm. Two leaded rear windows and exposed beams add character, while the Rayburn provides both cooking and heating. There's a double butler sink, a range of base and wall units, and access to a utility room and garden beyond. The utility area also includes a downstairs WC, practical storage, and space for white goods.

Upstairs, three bedrooms offer peaceful, well-proportioned accommodation. Bedrooms one and two enjoy elevated front views across the village, and all bedrooms include built-in storage. The bathroom is finished in a contemporary style, featuring a freestanding bath, corner shower with metro-tiled splashback, pedestal basin, low-level WC, and half-height wall panelling for a subtle nod to the home's heritage.

Outside, the mature, south-east facing tiered garden lies mainly to the front of the house and is a truly tranquil retreat. Secluded and surrounded by well-stocked flower and shrub borders, it includes a patio for summer dining. A further side garden offers a second patio, log store, and storage area, while to the rear, a timber outbuilding with power and a mezzanine level provides the perfect space for a home office or creative studio.

We understand from the vendors that the parking space directly in front of the cottage, situated off the no-through country lane, is recognised locally as the regular parking spot for Sunnyside Cottage, although it is not owned by the property.

This unique home offers an opportunity to become part of a warm village community, while enjoying the beauty and heritage of a rare period cottage that is not listed.

## OTHER INFORMATION

Tenure - Freehold  
Council Tax Band - F - Tunbridge Wells Borough Council

## THE LOCATION

Sunnyside Cottage enjoys a prime elevated setting on Spring Lane in the heart of the highly sought-after village of Bidborough. This picturesque village is known for its strong sense of community and traditional Kentish charm, with amenities including a village store, garage, nursery, village hall and the award-winning Kentish Hare pub and restaurant all within walking distance. The recreational ground, cricket pitch, tennis and bowls clubs, and a network of countryside footpaths offer plenty of opportunities for leisure and connection with the local community.

Just moments from the house is Bidborough Church of England Primary School, a well-regarded and friendly village school. There is also a local nursery, and a wide selection of excellent secondary and independent schools nearby, including The Judd School, Tunbridge Wells Grammar School for Girls, Skinners', Bennett Memorial, The Mead, The Schools at Somerhill and Holmewood House.

Further shopping, dining and cultural amenities are available in nearby Southborough and Royal Tunbridge Wells, just over 2 miles away. Here you will find a wide array of high street and independent shops, cafés, restaurants, and attractions such as The Pantiles, Trinity Theatre and beautiful parks.

The village is well connected by road and public transport. Tonbridge Station is approximately 2.7 miles away and offers fast and frequent services to London Bridge, Charing Cross and Cannon Street in around 35–45 minutes. Tunbridge Wells and High Brooms stations are also within easy reach. The A21 provides a direct link to the M25 and national motorway network, while Gatwick Airport is around 25 miles away.

Overall, this prime village location blends pastoral charm and a strong community spirit with convenient schooling, transport and leisure options, making it an ideal family home.

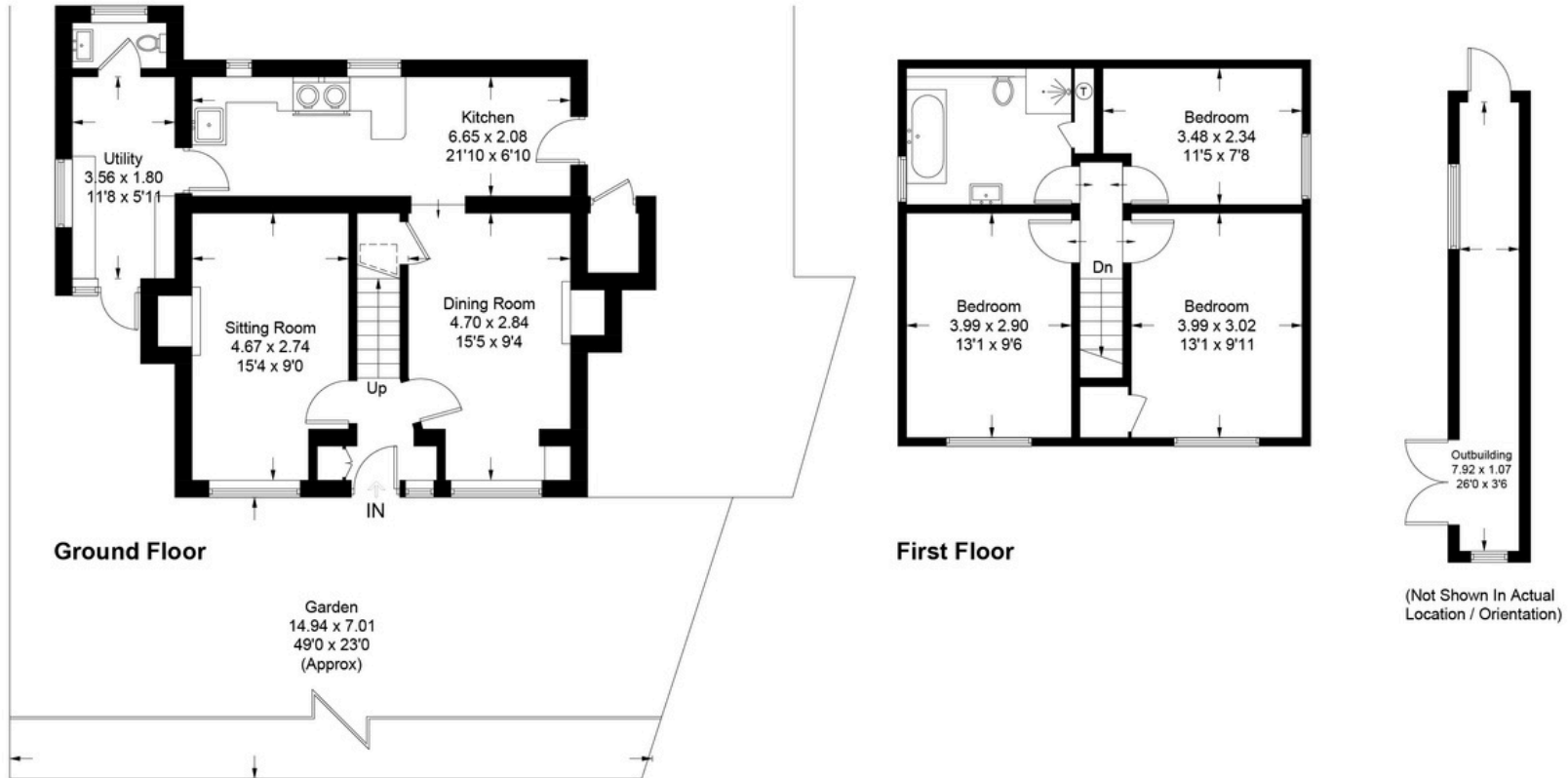
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 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft  
Outbuildings = 9.4 sq m / 101 sq ft  
Total = 112.4 sq m / 1210 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1211844)

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