

STEPHEN JAMES
RESIDENTIAL



Birchwood Avenue, Bidborough, TN4 0UD

Birchwood Avenue

A rare opportunity to acquire a site of approximately 0.33 acres with planning permission (12/01588/FUL) for the erection of a substantial 3,541 SQ FT five bedroom detached dwelling.

- Expansive Open-Plan Living
- Approved Luxury Design
- Four Bathrooms (Three En-Suite)
- Separate Formal Lounge
- Picturesque Plot
- Sought-after Location

The proposed property is set out over three floors, featuring five double bedrooms, as well as a large kitchen / diner and a separate family room. The planning application was approved in 2013 but a material start has already been made.

Bidborough is a highly-regarded village in Kent, situated between Royal Tunbridge Wells and Tonbridge. Local amenities include a primary school, village shop, garage, pub, and St Lawrence Church, alongside community facilities such as a village hall, bowls green, tennis court, and recreation ground. The A26 runs through the village, providing direct road access to surrounding towns.



Ground Floor

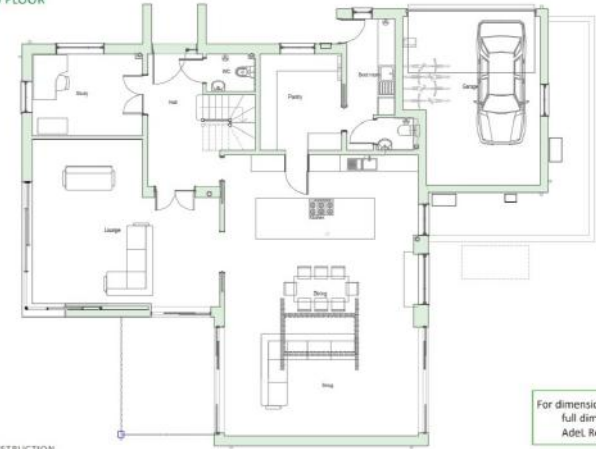
The approved Ground Floor plans detail a masterful design focused on open-plan luxury and functional elegance. The layout is centred around the striking, expansive Kitchen area, which is intended to be the dynamic social heart of the residence, anchored by a proposed central island, and flowing seamlessly into the Dining area and Snug. This primary zone is expertly configured for future indoor-outdoor living, with planned access points leading directly to the garden.

Complementing this open expanse are two distinct areas: a dedicated, formal Lounge and a secluded Study, providing essential separation. The practical considerations are discreetly handled, with a large Pantry, guest WC, and integral Garage ensuring the utmost convenience without compromising the sophisticated aesthetic of the principal living areas.



1. NEW CONSTRUCTION

1.1 GROUND FLOOR



NEW CONSTRUCTION

SCOPE OF WORKS: BIRCHWOOD

Figure 1: Ground Floor

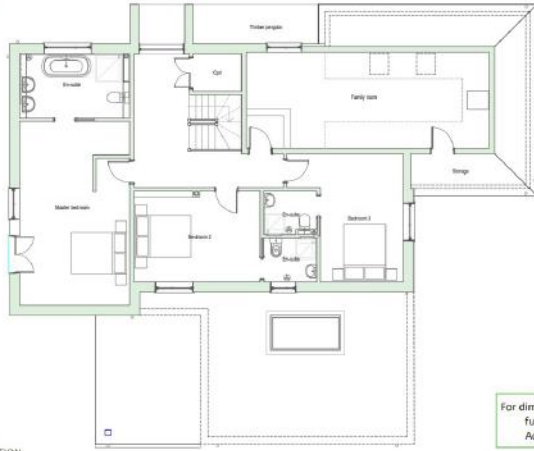
For dimensions please refer to full dimension plans
Adel Ref: 179.04.04

ATELIER DE LINDE: 2023



1. NEW CONSTRUCTION

1.2 FIRST FLOOR



For dimensions please refer to
full dimension plans
Adet. Ref: 179.04.04

NEW CONSTRUCTION

SCOPE OF WORKS: BIRCHWOOD

Figure 2: First Floor

ATELIER DE LINDE: 2023

First Floor

The First Floor has been meticulously designed to function as a private retreat of unparalleled comfort. The standout feature is the magnificent Principal Bedroom Suite, an elaborate sanctuary incorporating generous space for bespoke dressing and a proposed five piece En-suite, promising a spa-like bathing experience.

The plans also include two additional, substantial Double Bedrooms (2 & 3), each benefiting from the supreme convenience of their own private, high-specification En-suites. Completing this level is the spacious Family Room, providing a versatile second-floor reception space perfect for media, hobbies, or quiet contemplation.



Second Floor

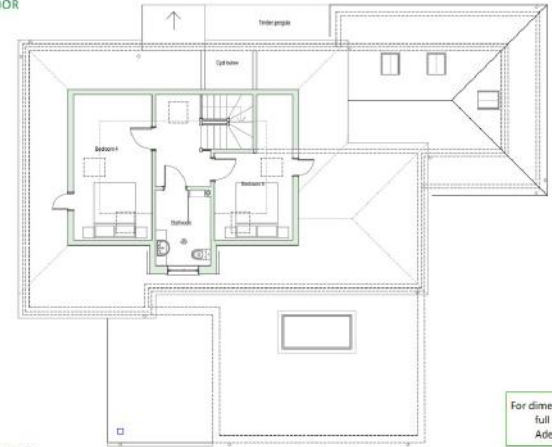
The final floor presents an invaluable opportunity for flexibility and future customization. The approved plans delineate two further generous Double Bedrooms (4 & 5), each designed to maximise natural light through planned roof windows. These rooms share access to a centrally located, full Bathroom.

This highly adaptable attic level is ideally suited to be configured as a private staff or guest wing, a large home gymnasium, or an extensive suite of home offices, offering the prospective owner the freedom to commission a build perfectly tailored to their lifestyle requirements..



1. NEW CONSTRUCTION

1.3 SECOND FLOOR



For dimensions please refer to full dimension plans
Adel Ref: 179.04.05

SCOPE OF WORKS: BIRCHWOOD

Figure 3: Second Floor

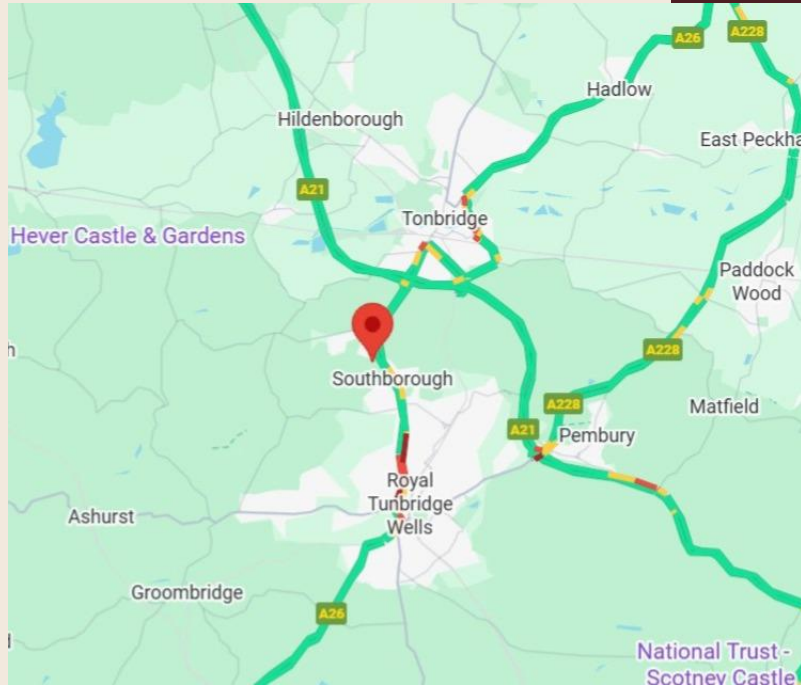
ATELIER DE LINDE: 2023



Location



Property location
TN4 OUD



Amenities



High Brooms Station
1.6 Miles

Tonbridge Station
2.0 Miles

Tunbridge Wells Sports Centre
1.5 Miles

Victoria Shopping Centre
2.6 Miles

Assembly Hall Theatre
2.6 Miles

Primary Schools

Southborough CofE Primary School (State), Ofsted: Good, 0.8 Miles
Bidborough Church of England Primary School (State), Ofsted: Good, 0.6 Miles
St Augustine's Catholic Primary School(State), Ofsted: Good, 1.2 Miles

Secondary Schools

The Skinners' School (State), Ofsted: Good, 1.6 Miles
Bennett Memorial Diocesan School (State), Ofsted: Outstanding, 1.6 Miles
Tunbridge Wells Girls' Grammar School (State), Ofsted : Outstanding, 1.4 Miles
Tunbridge Wells Grammar School for Boys (State), Ofsted: Good, 1.1 Miles

These particulars created by Stephen James Residential Ltd are for guidance only and do not constitute part of any offer or contract. All measurements, descriptions and distances are approximate and should not be relied upon; prospective purchasers must satisfy themselves of their accuracy.

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