



# Hilden Lea

London Road, Tonbridge, Kent TN10 3DD

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*Exceptionally spacious detached house with over 5000 square feet of accommodation, offering 7 bedrooms and fabulous entertaining space, set on a delightful mature plot of just over half an acre and conveniently located on the borders of Tonbridge and Hildenborough.*

Attractive Detached House | Spacious Accommodation | 5309 Square Feet | Generous Entertaining Space | Double Garage (26'1 x 22'11)  
29 ft. Sitting Room | Dining Room | Family Room | Study | Master Bedroom with Dressing Area and En-suite | Six Further Bedrooms  
Three Further Bathrooms | 0.55 Acre Plot | Mature Garden | Off Street Parking

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### Description

Hilden Lea is an attractive detached house which has been sympathetically and cleverly extended over the years to create a spacious family home that extends to 5309 square feet. The accommodation is well balanced with extensive living accommodation on the ground floor combined with seven bedrooms set on the first floor. The entertaining space comprises an impressive 29 ft. sitting room with an attractive bay window, open fireplace and doors to the garden, a dining room which can be accessed from the sitting room or the hallway, modern kitchen with a breakfast bar and doors to the garden and a family room / library / snug. There is also a study, boot room, utility room and downstairs WC on the ground floor. The double garage (26'1 x 22'11) offers great space and can be accessed from the front of the house and also via the boot room and rear staircase which leads upstairs. The first floor can be reached via the main staircase from the hallway or via the second staircase from the garage. The master bedroom boasts a dressing area, bay window and en-suite bathroom with a separate shower and lovely views. There are six further bedrooms, one with an en-suite shower room and a family bathroom with separate shower and a shower room with under floor heating. On the second floor there is a family / play room which also provides easy access to a fully boarded loft space which is ideal for storage. The house has many built in cupboards / storage throughout.

### Outside

The house sits on a delightful 0.55 acre plot, with a driveway leading up to the garage and front door. The well established garden is secluded and wraps around the house, boasting many mature trees and shrubs having been extensively planted over the years. Mainly laid to lawn the garden also has a vegetable patch, patio seating areas and sheds.

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## Location

Hilden Lea is conveniently located on the Tonbridge / Hildenborough border - 1.6 miles from Tonbridge mainline station, which offers services to London Charing Cross and Cannon Street from 42 minutes, and 2.6 miles from Hildenborough station. There is a bus service in the morning and evening to Hildenborough Station. The house is ideally located for walks in the countryside, with a nearby footpath leading to open fields. Tonbridge offers a variety of eateries, public houses and boutique shops, a shopping centre, department store and supermarket. It also has access to pleasant walks along the banks of the Medway. Sports and entertainment facilities can be found at the Angel Centre, the River Centre and the Oast Theatre. The nearby towns of Sevenoaks (5.8 miles) and Tunbridge Wells (6.4 miles) provide further shopping, dining and leisure amenities. The area is renowned for the quality of its pre-school, primary and secondary education in both the private and state sector, including the highly sought-after Tonbridge School and Sevenoaks School and some of the country's most highly regarded Grammar schools in Tonbridge and Tunbridge Wells.

## Directions

From Sevenoaks head south onto the A225, once at the roundabout take a turning onto the B245 which goes through Hildenborough to Tonbridge. After 3.5 miles take a turning on the left onto Oast Lane and the driveway to the house is on your immediate right

**Tenure:** Freehold

**Services:** All Mains

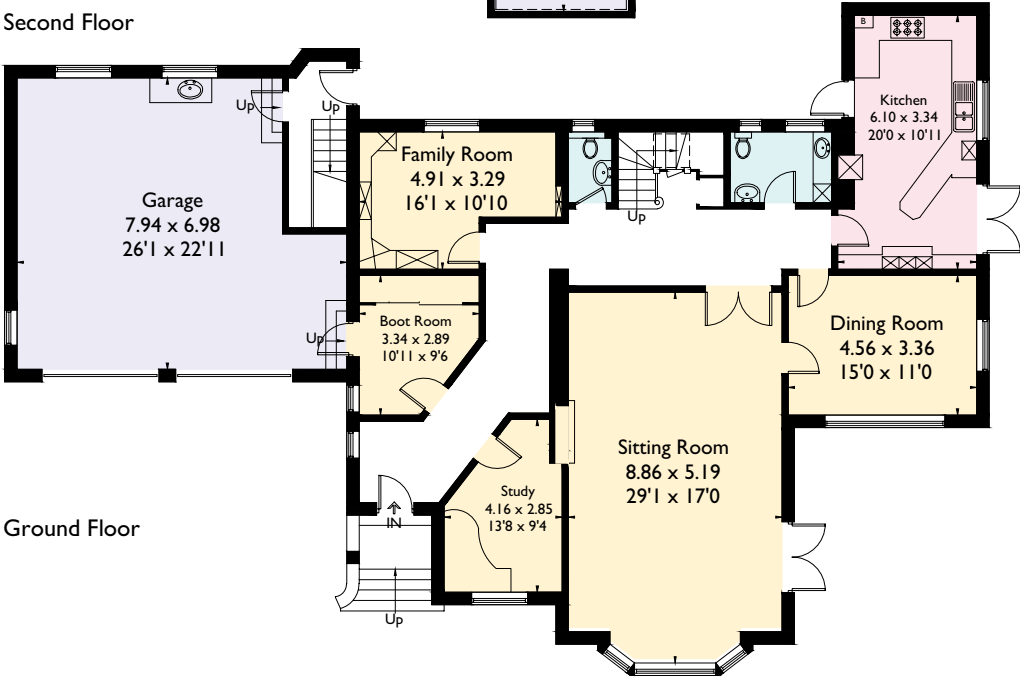
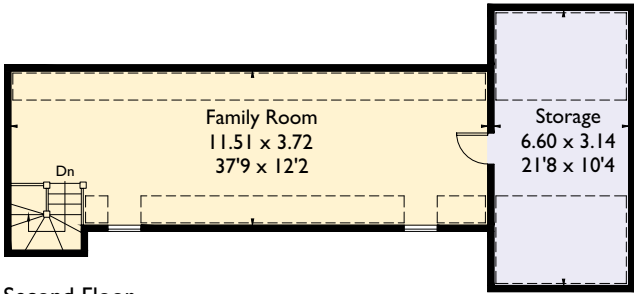
**Local Authority:** Tonbridge and Malling Borough Council

**Council Tax Band:** F



Approximate Gross Internal Area = 493.2 sq m / 5309 sq ft  
(Including Garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		73
D (55-68)		
E (39-54)	57	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



**FOR CLARIFICATION,** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.









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