



Ibbett Mosely

Leigh Road, Hildenborough, Tonbridge TN11 9AF
Price Guide £650,000



This spacious detached Craftcast house occupies an extremely good sized plot and is situated in a popular location within easy reach of the centre of the village and close to Stocks Green Primary School.

Extended Detached Craftcast Property situated on beautiful grounds of 0.20 of acre. First time to market for over 30 years and is situated in a popular location. The accommodation comprises sitting room, Kitchen/breakfast room, downstairs wc, utility, extended family/dining room, 3 original bedrooms, Family Shower Room. The lovely gardens to the rear have a paved patio entertaining area. To the front there is a garden laid to lawn with gravel driveway and parking for several vehicles.

- Extended Detached House
- Situated a lovely plot of about 0.20 of an acre
- Sitting Room
- Kitchen/ Breakfast room
- Extended Dining / Family room
- Utility Room
- Ground floor Cloakroom
- 3 bedrooms *
- Paved patio entertaining area
- Parking for several vehicles

DESCRIPTION

Entrance through front door

Entrance hallway with wide stairs to the first floor.

Sitting Room with double-glazed window to the front, feature fireplace, radiator, dado

rail surround, and double-glazed patio doors leading to the paved patio entertaining area.

Kitchen/Breakfast Room with double-glazed window to the front, a range of fitted base and wall-mounted kitchen units with work surfaces and tiled surround, drainer





sink unit, 4-ring gas hob, built-in electric double oven, built-in Bosch dishwasher, built-in fridge/freezer, breakfast bar, outer lobby with door to outside, built-in double cupboard, and understairs storage cupboard.

Cloakroom with WC, wash hand basin, tiled flooring, and surround.

Utility room with small window, space, and plumbing for a washing machine and dryer.

Leading to a lovely dining room/family room with feature folding double-glazed patio doors opening to the delightful rear garden.

To the first floor, there is the main bedroom with dual aspect to the front and rear, and bedroom 2 and 3 *, which is currently opened as a through room and used as one bedroom. However, the owners will restore this to the original footprint of three bedrooms upon the exchange of contracts. There is family shower room with shower, wash hand basin and wc

OUTSIDE

The front garden has a sweeping gravel driveway with parking for several vehicles. The garden is laid to lawn with shrubs, trees and hedging borders. the rear garden has a delightful large paved patio entertaining area to the side of the property and partly to the rear. The garden is laid to lawn with shrubs, flowers, trees and apple tree and offers seclusion and is not overlooked from the rear end The overall plot extends to about 0.20 of an acre





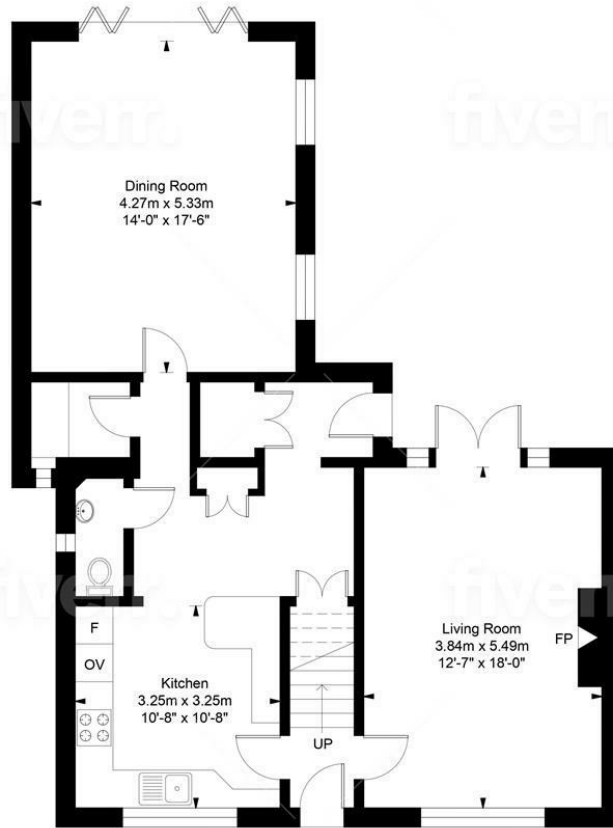
LOCATION

This popular village offers local shops and post office and amenities including medical centre, village hall, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville and Fosse Bank in the village. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre while nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

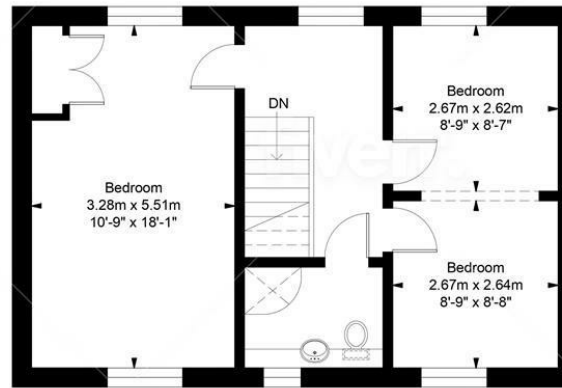
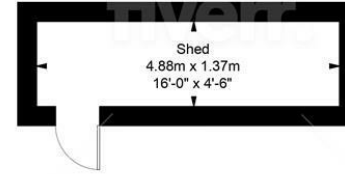
AGENTS NOTE

Local Authority Kent
Council Tax Band: E
Annual Price: £2,770
Conservation Area No
Flood Risk No Risk
Please note we are informed the construction is Craftcast

Gross Internal Area (House) : 124.29 sq.m (1337.89 sq.ft)
Gross Internal Area (Shed) : 6.69 sq.m (72 sq.ft)



Ground Floor



First Floor

For Identification Purposes Only

Ibbett Mosely

01732 351323

EPC Rating- E

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