



Little Hilden 36 London Road, Tonbridge, TN10 3DD

Asking price £1,495,000

Jack Charles  
Estate Agents

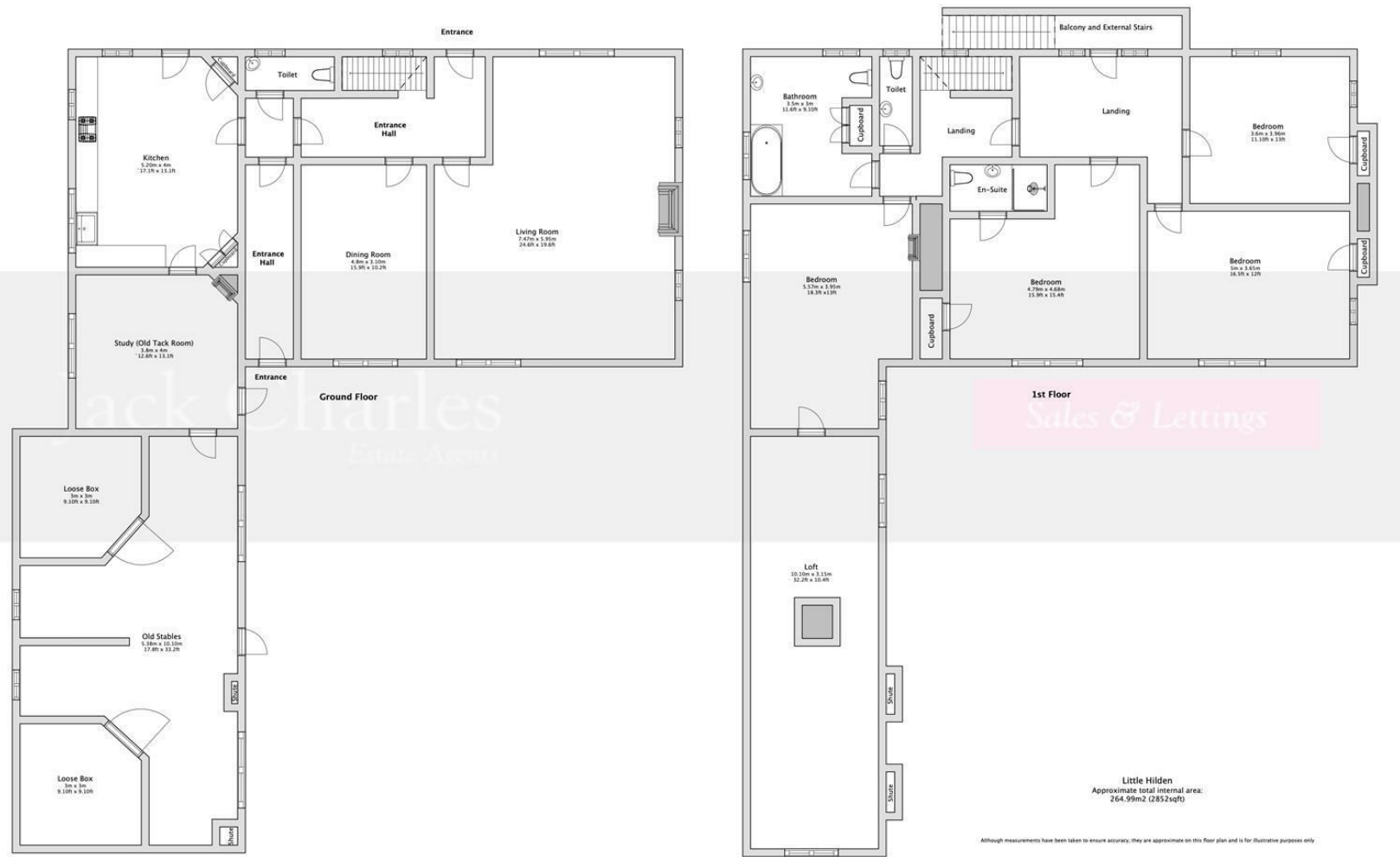
Sales & Lettings

Little Hilden 36  
London Road,  
Tonbridge,  
TN10 3DD

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Former Coach House & Stables
- Plenty Of Potential To Enlarge Or Develop
- Four bedrooms
- Two Bathrooms
- Triple Aspect Living Room
- Dining Room
- Kitchen & Separate 3rd Reception Room
- Large Plot With Beautiful Gardens
- Ample Parking & Driveway
- Highly Sought After Location

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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Sales & Lettings

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## To Be Sold

Jack Charles are delighted to offer for sale this rare opportunity to buy a unique four-bedroom detached Edwardian Coach House with attached stables that provide so much potential to incorporate into the property as living and sleeping accommodation.

Little Hilden is situated in a highly sought-after and convenient private road on the edge of Tonbridge in a semi-rural location. The property is well presented but is in need of some improvement, but with some imagination it could become a stunning family home.

The property was originally built in 1906 by a local builder John Little for a local landowner. It was the Coach House and Stables for 'High Hilden' which is located at the top of the road and is now converted into luxury homes and apartments and was the reason for the road becoming High Hilden Close. In 1948 it was partly converted into a dwelling leaving the Stable and Hay-loft above it intact, as it remains today. In 1958 it was sold to the current owner's parents.

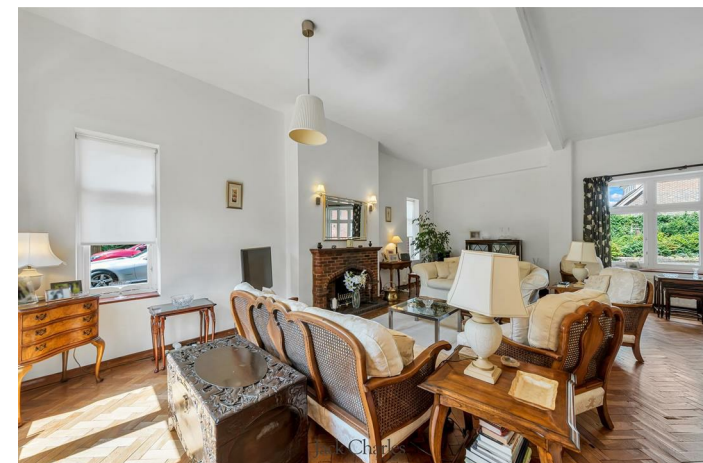
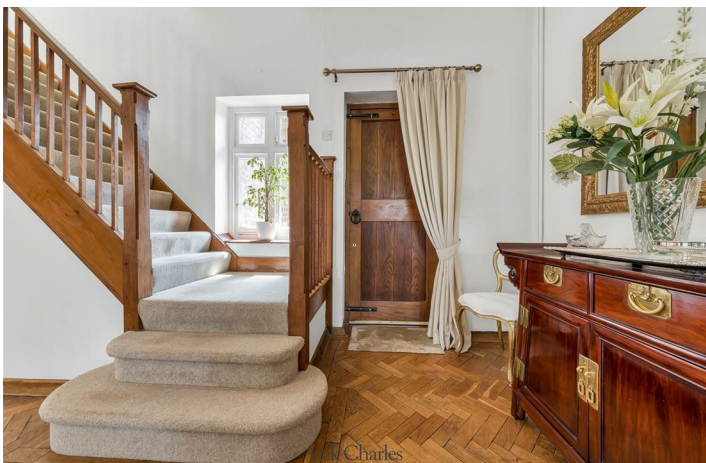
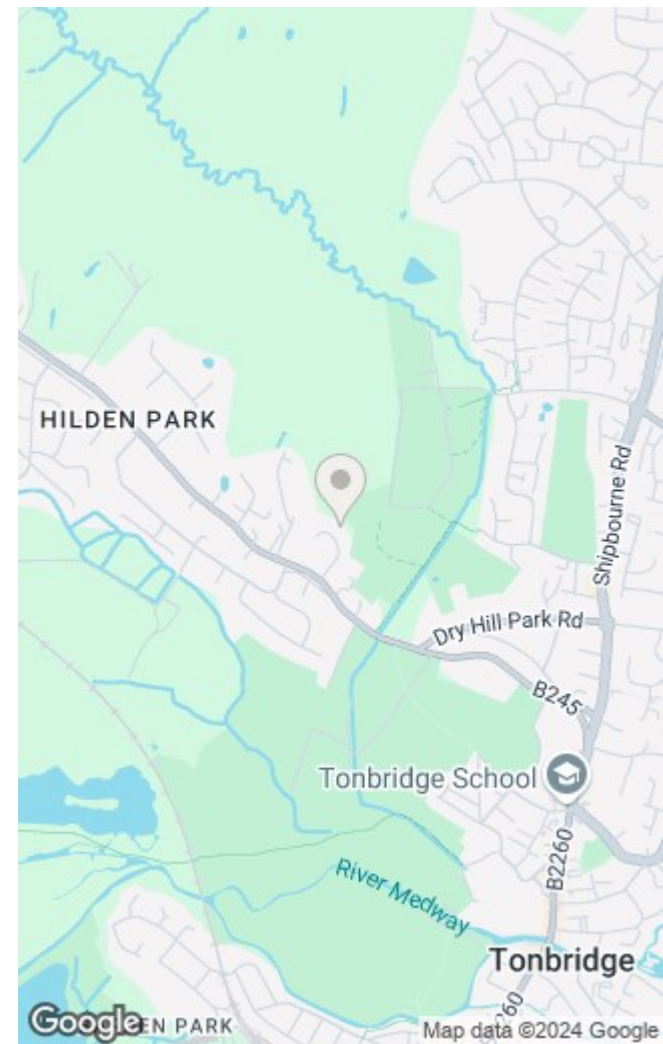
'Little Hilden' currently comprises a glazed covered entrance, there are two entrance halls, the principle reception hall has stairs rising and doors to the dining room, large triple-aspect lounge cloakroom/WC and the kitchen which adjoins a 3rd reception room / study which has a door to the front, window to the rear and a boarded up doorway that leads through to the stables and could easily revert. It remains in its original Edwardian state, with two lockable loose boxes and two open stalls and with the hay loft above we feel that both could be incorporated into the house to make a fabulous annexe, or additional living accommodation. The Hayloft could also be remodelled to either become the first floor of the annexe or a super dressing room and ensuite for bedroom two making it the principle bedroom suite. One other possibility is that subject to planning permission it also has the potential to create two or more character homes.

Outside there is ample space for extension and plenty of car parking. It stands in its own good sized plot with beautiful gardens and grounds which are very private backing onto fields.

Viewings are strongly recommended!

## Location

The property is conveniently located being on the borders of Tonbridge and Hildenborough village and is within walking distance to Tonbridge High Street. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).







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