



Barnfield, Hilden Farm Cottages, 44 London Road, Tonbridge TN10 3DH
Offers over: £825,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Delightful Semi-Detached Character Home
- *Superb Rural Position
- *Spacious Sitting Room with Inglenook Fireplace
- *Family Room/Study
- *Ground Floor Bedroom
- *Conservatory Kitchen/Dining Room
- *Utility and Cloakroom
- *Three First Floor Bedrooms
- *Attic Room
- *Contemporary Family Bathroom
- *Pretty Cottage Front Gardens
- *Gravel Driveway and EV Charging Point
- *Mature Well Stocked Cottage Gardens adjoining Fields.

Description

Delightful semi-detached Victorian character cottage occupying a lovely rural position adjoining open countryside. The property enjoys character features including triple aspect sitting room with inglenook fireplace, attractive leaded light windows, attic room with lovely views and pretty internal latch doors. The current vendor has refurbished the property over many years with the addition of a large conservatory extension adding a spacious kitchen/dining room with a delightful rural outlook.

POINTS OF NOTE:-

- Wooden and glazed front door leads to the entrance hall having stairs rising to the first floor, understairs storage cupboard. Cloakroom comprising close coupled w.c, wall mounted basin, part tiled walls and ceramic tiled floor.
- Superb triple aspect sitting room having a deep brick inglenook fireplace with wood burning stove set on a slate hearth, wall light points, double doors opening to rear extension.
- Family room/study having a brick fireplace, built in cupboard housing meters, wall mounted Worcester gas boiler, attractive outlook to front, picture rails and wood effect laminate flooring.
- Ground floor bedroom having an aspect to rear overlooking the garden, twin arched display recesses and hanging rail.
- Conservatory kitchen/dining room extension forming the hub of the home and taking full advantage of the views out to the garden and fields beyond. Wood effect laminate flooring throughout, ceiling fans and spot lighting, double doors open the space through to the sitting room with further French doors and a stable door to garden. The kitchen is fitted with shaker style cream wall cabinets and base units of cupboards and drawers with complimenting granite worktops and upstands, including an island unit and breakfast bar peninsular. Butler sink, space for range cooker and dishwasher, space for American style fridge freezer and matching dresser.
- Utility room having matching wall cabinets, space for washing machine and tumble dryer with laminate worktop and ceramic tiled flooring.
- First floor galleried landing, dormer window to front, wall light points, built in cupboard and further airing cupboard containing hot water cylinder. Door to staircase rising to second floor attic room.
- Dual aspect main bedroom into eaves having dormer windows to front and rear with attractive rural aspect, two eaves storage cupboards and papered feature wall. Second bedroom with aspect to front, third having aspect to rear and rural outlook. Second floor attic room into eaves with central staircase and beamed ceiling.



- Family bathroom with attractive contemporary white suite comprising roll top bath on raised base, mixer tap and hand held shower attachment, separate tiled shower cubicle with wall mounted shower on riser, rectangular basin, close coupled w.c and bidet. opaque window to rear, chrome heated towel rail, tiled walls and vinyl flooring.
- The property is approached via a gravel driveway with attractive cottage gardens, areas of lawn, EV charging point, arbour and pathway leading to the front door. Wooden fencing and gate to side giving access to the rear garden.
- Secluded rear garden having fenced and mature hedged boundaries, expanse of lawn with deep shrub borders including rhododendrons and apple tree. Stone terrace across the rear, further block paved area to the side, two timber sheds with central covered storage area, greenhouse and external water tap.
- Services: All main services. Gas central heating system. Double glazed leaded light windows.
- Council Tax Band: E – Tonbridge & Malling.
- EPC: D

Situation

Barnfield is situated off Oast Lane on the Tonbridge/Hildenborough borders. Whilst enjoying a rural position with fine far reaching views to the front and rear, it is also conveniently situated less than one mile from Tonbridge town offering all main amenities including shopping and educational facilities, and main line station to London (Charing Cross/Cannon Street Line). The centre of Hildenborough village is just over one mile away where local amenities can be found, together with main line station (Charing Cross/Cannon Street) The A21 bypass can be found approximately two miles further north of the centre of the village, linking with the M25 motorway network, the south coast, major airports and the channel tunnel. Oast Lane. On reaching the top of Oast Lane turn left into a single track lane and the property will be found on the left.



Viewing Strictly By Appointment

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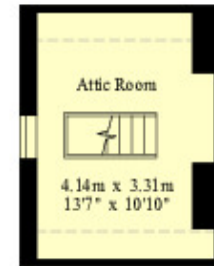
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Barnfield, Hilden Farm Cottages

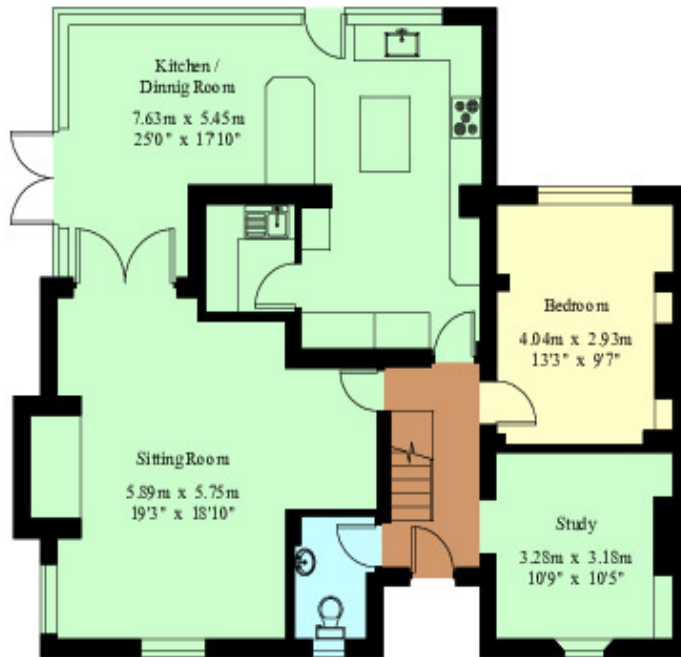
Gross Internal Area : 182.4 sq.m (1,963 sq.ft.)



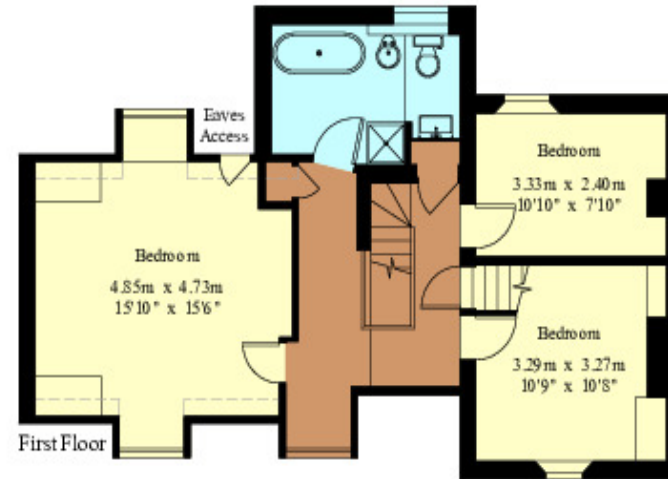
----- Restricted Height



Second Floor



Ground Floor



First Floor



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