



The Cottage, 20 Coldharbour Lane, Hildenborough, Kent, TN11 9JT
Guide Price: £1,250,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Family Home in highly desirable Country Lane
- *Planning Permission for Double Storey Side Extension and Orangery
- *Sitting Room with Fireplace *Conservatory *Superb Kitchen/Family Room
- *Dining Room *Utility & Boot Room *Cloakroom
- *Main Bedroom with En-Suite Dressing Room *Contemporary Family Bathroom
- *Three Further Bedrooms *Separate Shower Room
- *Detached Timber Double Garage *Front Garden with Horseshoe Driveway
- *Secluded Level well stocked South Easterly Rear Garden

Description

An individual detached family home occupying a wide spacious plot and situated in this highly favoured country lane, close to the centre of this popular village. This delightful older style property offers light, spacious, and versatile family accommodation and enjoys an attractive and secluded south easterly facing rear garden. The Cottage has the benefit of granted planning permission for a double storey side extension with integral double garage and orangery to the rear, plans of which are available to view through Tonbridge and Malling Council Ref: TM/22/02339/FL.

POINTS OF NOTE:-

- Enclosed entrance porch, wooden and glazed door opening to spacious entrance hall with staircase rising and turning to the first floor with understairs storage cupboard. Cloakroom comprising close coupled w.c, corner lined oak vanity unit with heritage basin.
- Sitting room with central cast iron fireplace fitted with a gas fire (untested), wide arch opening through to the conservatory with lovely outlook over the garden and French doors opening out onto the terrace.
- Dual aspect dining room with aspect to front.
- Spacious kitchen/family room fitted with a comprehensive range of cream shaker style wall cabinets and base units with granite worktops, upstands and peninsular breakfast bar. Integrated dishwasher, space for fridge, Bosch electric hob with extractor, eye level double oven, tall larder cupboard, wine rack, inset ceiling lighting, underfloor heated tiled flooring, outlook over the rear garden and door to garden terrace.
- Matching utility room with butler sink and oak worktops, space for washing machine and tumble dryer. Space for American style fridge/freezer, tiled flooring. Open through to boot room, cupboards housing Worcester gas fired boiler, programmer and consumer unit, door to side.
- First floor landing with picture window to front on half landing. Triple aspect main bedroom with outlook over the garden, archway to en-suite dressing room having a comprehensive range of bedroom furniture including floor to ceiling wardrobes and chest of drawers. Second bedroom with aspect to front, built in airing cupboard with tank, range of fitted wardrobes. Third bedroom also with aspect to front and fitted wardrobe. Fourth bedroom with attractive outlook over the rear garden.
- Contemporary family bathroom comprising panelled bath, vanity sink, curved glazed shower enclosure with tiled walls, glass shelving and rainfall head, close coupled w.c, natural stone wall tiling.
- Separate shower room comprising walk in shower cubicle, close coupled w.c, vanity oval basin with stand alone tap, wall and floor tiling including mosaic border, access to roof space via hatch.
- Horseshoe driveway to the front with shrub/flower borders and central island with magnolia. Side access to rear garden via wooden gate.



- Attractive level rear garden enjoying a south easterly aspect and being secluded and mainly laid to lawn with a tree lined outlook and mature shrub boundaries including acers. Brick paved terrace across the rear of the property with further sitting area in the corner of the garden with domed arbour and side garden with timber summer house.
- Detached timber double garage with pitched roof, twin up and over doors, power and light and personal door to garden.
- Planning permission for a large double storey side extension with integral garage and orangery, cumulating in a 7 bedroom, 5 bath/shower room property, plans of which are available to view. Ref: TM/22/02339/FL.
- All Mains services. Multi-paned double glazed windows. Gas central heating.
- Council Tax Band: G - Tonbridge & Malling. EPC: C

Hildenborough

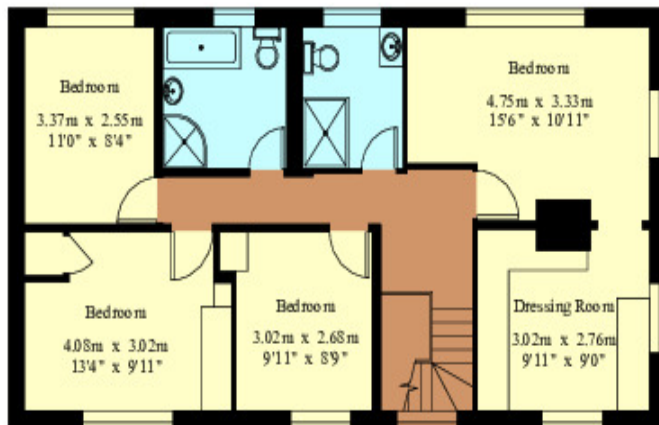
This popular village offers local shops and post office and amenities including medical centre, village hall, church, public house, library and Ridings Café. Weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Excellent schools in the area include Stocks Green and Hildenborough primary schools, together with Sackville in the village. Grammar schools in Tonbridge and Tunbridge Wells including Judd, The Skinners School and Weald of Kent, along with secondary Hayesbrook and North Kent College and renowned Tonbridge School. Sevenoaks state and private schools including St John's CEP, St Thomas' RCP, and Lady Boswell's CEP Schools. Secondary, Knole Academy, Weald of Kent Grammar annexe and Trinity Schools. Private, New Beacon, Sevenoaks, The Granville, Solefields Prep Schools and Walthamstow Hall for Girls. 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.



Viewing Strictly By Appointment

01732 834835

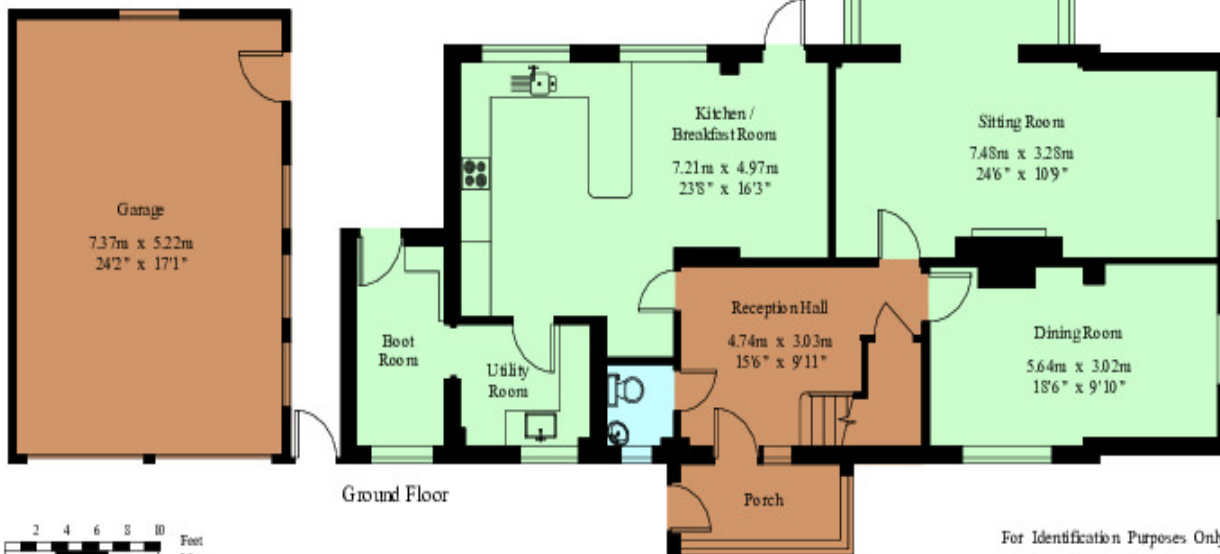
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



First Floor

The Cottage

House - Gross Internal Area : 201.7 sq.m (2171 sq.ft.)
 Garage - Gross Internal Area : 38.4 sq.m (413 sq.ft.)



Ground Floor



For Identification Purposes Only.
 © 2023 Tearlon(UK)Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

