



2 The Stables, Hildenbrook Farm, Riding Lane,  
Hildenborough, Kent. TN11 9JN  
Price: £695,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Attractive Mews Style House in Courtyard Setting
- \*Sought After Berkeley Homes Development
- \*Three Bedrooms
- \*Dual Aspect Sitting Room
- \*Separate Dining Room
- \*Kitchen/Breakfast Room
- \*Cloakroom
- \*Study/Bedroom Four
- \*Main Bedroom with Dressing Area & En-Suite Shower Room
- \*Family Bathroom
- \*South West Facing Rear Garden & Terrace
- \*Two Allocated Parking Spaces in Residents Secure Parking Area

#### Description

Attractive mews style house occupying a courtyard setting in the sought after Hildenbrook Farm development, consisting of a selection of character homes designed and developed by Berkeley Homes on the theme of a Kentish Farm and set in communal grounds for the exclusive enjoyment of the residents. The property offers well proportioned accommodation having two reception rooms, a main bedroom suite and useful ground floor study or occasional bedroom.

#### Accommodation:

- Oak entrance door leading to the spacious entrance hallway, downstairs cloaks cupboard with light, electric meter and fuse board and wooden flooring. Cloakroom fitted with a white suite comprising close coupled w.c, pedestal basin, part tiled walls to dado height, inset ceiling lighting and ceramic tiled floor.
- Dual aspect sitting room enjoying double doors leading to the garden with full height side windows, and feature cast iron fireplace with wooden surround, tiled cheeks and gas coal effect fire. Separate dining room with aspect to rear over the garden.
- Ground floor study/bedroom four with aspect to the front overlooking the courtyard and pond.
- Kitchen/breakfast room fitted with a range of cream shaker style wall mounted cabinets and base units of cupboards and drawers units with complimentary work surfaces and tiled splashbacks. Ceramic butler sink with double grooved wooden drainer, four ring De Dietrich gas hob with extractor over, Zanussi eye level double oven, integrated De Dietrich dishwasher and integrated washing machine. Wall mounted cabinets including plate rack and cupboard housing gas fired Vaillant boiler, inset ceiling lighting, glazed double doors to the rear garden with full height side window and ceramic tiled floor.
- First floor galleried landing enjoying light from a Velux window, large built in cupboard airing cupboard with tank and immersion.
- Main dual aspect bedroom suite enjoying views over the pond and adjoining countryside, access to loft space via hatch. Dressing area with two double built-in wardrobes and en-suite comprising pedestal basin, close coupled w.c, fitted vanity mirror, tiled shower cubicle with Aqualisa thermostatic shower and glazed screen. Painted wood panelling to dado height, ceramic tiled floor and inset ceiling lighting.
- Spacious second bedroom having two built in double wardrobes, aspect to front and access to loft space via hatch. Third bedroom with skylight window having integral blind.
- Family bathroom comprising panelled bath with wall mounted Aqualisa shower and tiled surround, close coupled w.c., pedestal basin, painted wood panelling to dado height, fitted vanity mirror.



- Set in a pretty courtyard mews setting with pathway leading to the front door flanked by lawn, deep mature shrub and flower borders including spring planting to the front and extending to the side of the property. Built in gas meter cupboard. Additional built-in outside brick store opposite with automated light and power.
- Rear garden enjoying a south westerly aspect, walled to one side with wooden gate for access and fenced boundaries with trellis. Paved terrace with covered glazed veranda, raised area of lawn with gravel pathway, small pond, mature shrub/flower borders, external lighting, power point, security lighting and tap. Garden shed and thatched gazebo.
- Communal grounds of approximately six acres including gardens, meadows, woodland, ponds and brookside walks for the exclusive use of the residents. Two designated parking spaces in secure gated residents parking area.
- Points of Note & Services: All mains services. Multi-paned double glazed windows. Gas central heating. Maintenance charge approx. £100 per month for upkeep of communal areas.
- Council Tax Band: F - Tonbridge & Malling Borough Council. EPC: C

#### Hildenborough

Hildenbrook Farm is situated in a rural setting off Riding Lane, a favoured country lane just over a mile from this popular village offering the One Stop shop/post office, chemist, hairdresser, Ridings Café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. 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 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 the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



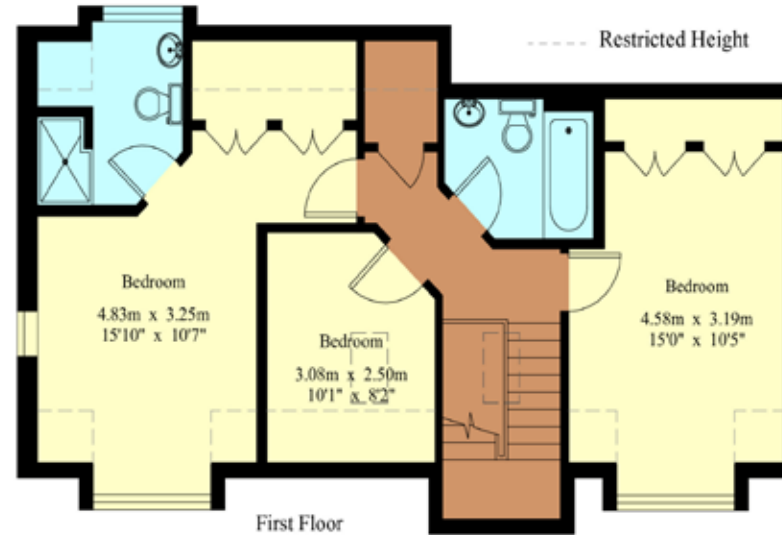
Viewing Strictly By Appointment

01732 834835

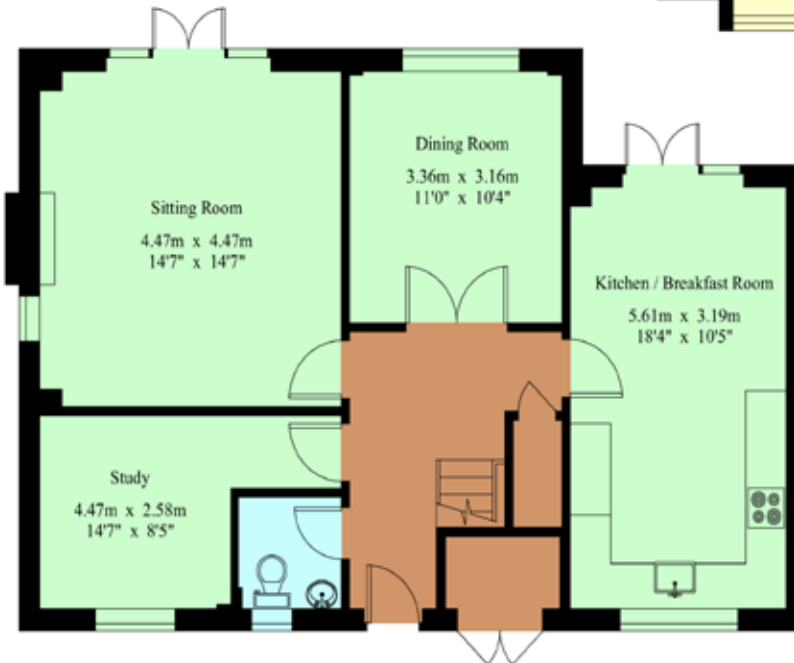
[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

## 2 Hildenbrook Farm

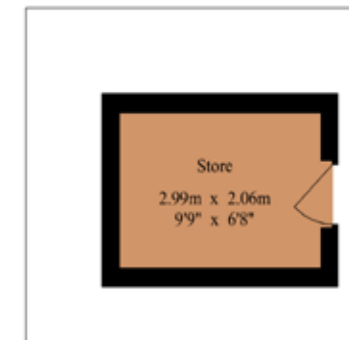
Gross Internal Area : 136.3 sq.m (1467 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.

© 2024 Trueplan (UK) Limited (01192) 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

