



Station House, Rings Hill, Hildenborough, Kent, TN11 8LX  
Guide: £1,250,000-£1,325,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Handsome Former Victorian Station House
- \*Extended and Refurbished to a High Standard Throughout
- \*Four Bedrooms \*Two Elegant Reception Rooms
- \*Kitchen/Dining Room & Matching Utility
- \*Superb Family Room & Orangery \*Ground Floor Wet Room
- \*Main Bedroom Suite & Dressing Room \*Guest Bedroom Suite
- \*Contemporary Family Bathroom
- \*Landscaped Gardens, Walled Terrace & Gated Driveway

#### Description

An opportunity to acquire this handsome detached former Victorian station house which has been extensively refurbished throughout by the current vendors, with the addition of a double storey extension creating a truly unique family home, with open plan living space forming the hub of the home. Situated within a stone's throw of the station, offering fast services to London, whilst retaining a high degree of privacy with expert hard and soft landscaping and gated driveway.

#### Accommodation: -

- The property is approached through electrically operated gates opening to a block paved driveway having steps leading up to the house and front door.
- Elegant reception hallway, stripped wooden flooring and staircase rising to the first floor having stripped polished treads, window and vaulted ceiling.
- Front sitting room/snug, attractive square bay window to front with fitted shutters, central fireplace, picture rail and stripped wooden flooring.
- Second reception room currently utilised as an office with lovely outlook over the garden, central fireplace, wooden bookcases fitted to recesses, picture rail and stripped wooden flooring.
- Ground floor wet room fitted with modern white suite comprising concealed cistern w.c, floating basin and walk in shower area with rainfall head and tiled walls.
- Impressive kitchen/dining room extension extending to the side into the family room and orangery, polished concrete flooring throughout the space with zoned underfloor heating.
- Modern shaker style kitchen fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers, contrasting granite worktops, upstands, metro tiled splashback and under mounted feature copper sink. Classic range cooker with hood, wine cooler, space for dishwasher, space for American style fridge freezer and fitted microwave. Feature wood cladding to one wall and space for dining table and chairs. Matching utility room off the kitchen with solid woodblock worktops, space for washing machine and tumble dryer.
- Open plan through to the family room and triple aspect orangery, flooded with light enjoying full height windows overlooking the garden, French doors leading out onto the terrace and central roof light.
- First floor galleried landing with fitted cupboards, access to boarded loft space with pull down ladder and light.
- Main bedroom suite, dressing area having three double fitted wardrobes, contemporary en-suite shower room with walk in shower enclosure, rainfall head and remote controls, vanity unit with concealed cistern w.c, counter top and basin.
- Second bedroom having attractive square bay window and fitted shutters, contemporary en-suite shower room. Third bedroom with aspect to rear and fitted corner wardrobe, fourth bedroom with aspect to front and fitted wardrobe.



- Contemporary family bathroom fitted with a white suite comprising oval panelled bath, vanity unit with dual basins and concealed cistern w.c.
- Externally the gardens enjoy an elevated position with the use of hard & soft landscaping, Indian stone terraces and pathways wrap around the property, creating a walled terrace with deep shrub/flower borders. Main area of garden laid to lawn with shrub/flower borders, fenced, fir tree and laurel planted boundaries provide privacy. Mood lighting, garden speakers, external power and further decked seating area and garden shed.
- Services & Points of Note: Mains electricity and gas. Mains water and Cespit drainage. Gas central heating, boiler located in the loft, zoned underfloor heating to the ground floor extension and modern column radiators. Triple glazed windows throughout. Mains wired fire alarm system. Smart meter. Sky broadband connection.
- Council Tax Band: F – Tonbridge & Malling Borough
- Council EPC: C

**Hildenborough**

This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, 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. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools are located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. 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.



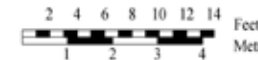
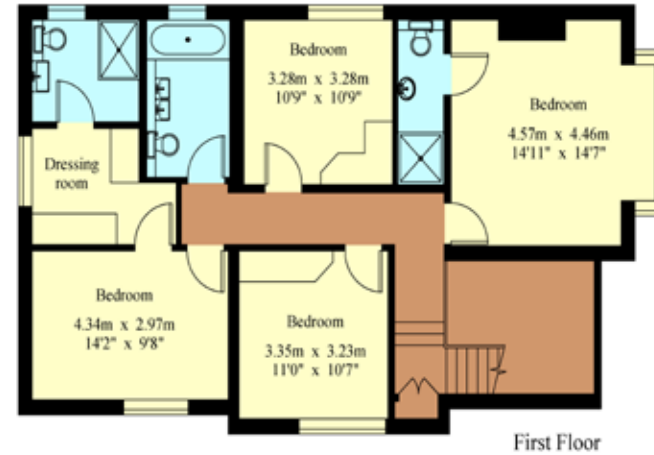
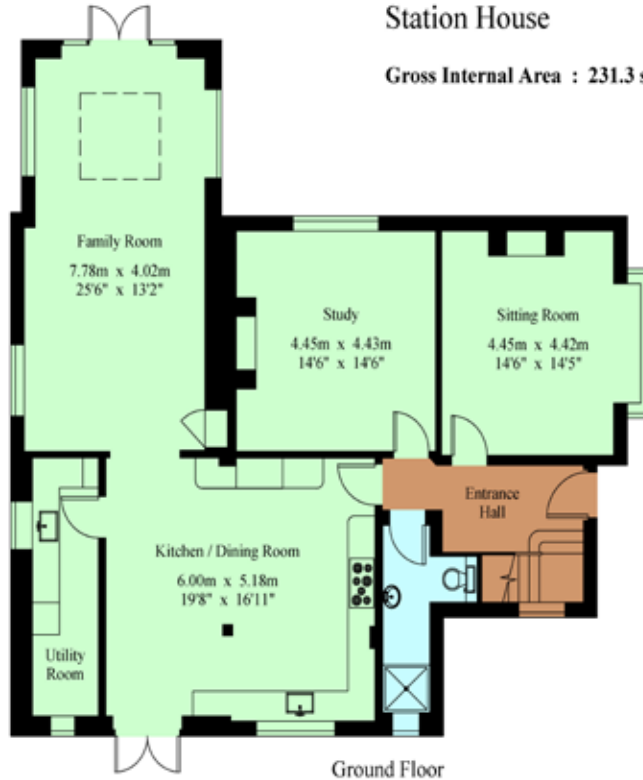
Viewing Strictly By Appointment

01732 834835

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

# Station House

Gross Internal Area : 231.3 sq.m (2489 sq.ft.)



For Identification Purposes Only.  
© 2024 Trueplan (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

