



Hawthorne Cottage, Mill Lane, Hildenborough TN11 9LX
Guide Price: £1,420,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Individual Extended Detached Family Home
- *Sought After Rural Location
- *Triple Aspect Sitting Room
- *Impressive Kitchen with Bifold Doors
- *Study
- *Two Further Reception Rooms
- *Utility
- *Ground Floor Shower Room
- *Five Bedrooms
- *Principal Bedroom Suite with Stunning Rural Views
- *Decked Rear Garden Backing Fields
- *Detached Garage
- *Front Garden & Gravel Driveway

Description

An opportunity to acquire this stylish five bedroom detached house situated in a coveted semi-rural location with stunning outlook to rear over fields and open countryside. The property has been skilfully extended to create over 3,000 square foot of living accommodation, remodelled and refurbished throughout by the current vendors creating a truly individual family home. Ideally placed for local grammar schools. Immediate access to bus routes, walking distance to station for frequent trains to London, and beautiful countryside walks.

POINTS OF NOTE:-

- Covered entrance vestibule and spacious entrance hallway with modern timber door opening to the spacious entrance hallway having attractive papered feature wall, stairs rising to the first floor, oak flooring and inset lighting. Door to study with aspect to front.
- Triple aspect sitting room, feature open fireplace with painted wooden mantle and stone hearth with French doors opening out onto the rear decking.
- Impressive kitchen/dining room fitted with a comprehensive range of wall cabinets and base units of cupboards and drawers and complementing Corian worktops and upstands. Under counter sinks, fully integrated dishwasher, integrated fridge/freezer. Central island having extensive range of storage including pan drawers and ceramic hob. Eye level double oven and microwave and walk in pantry with tiled floor. Bifold doors and two sets of French doors leading to the garden, snug seating area and space for dining table and chairs, tiled floor and inset lighting.
- Accessed through an open doorway off the entrance hallway there are two further reception rooms, both having double fitted wardrobes, a ground floor contemporary shower room with w.c and utility room with access to side and garage. Agents note: This area could be separated to provide an annexe if required.
- Bright first floor landing, access to loft storage space via hatch with drop down ladder.
- Principal bedroom suite with apex window providing a spectacular view over the surrounding countryside and two Velux windows. Contemporary en-suite shower room with w.c and walk in wardrobe. Four further double bedrooms all with fitted wardrobes and eaves storage space.
- Modern contemporary family bathroom fitted with a white suite comprising freestanding bath, concealed cistern w.c, vanity basin and tiled shower enclosure.
- Approached over a gravel driveway providing parking and turning space, area of astro turf and well stocked shrub/flower borders as well as a variety of mature trees including fir to the front boundary, enclosed by post and rail fencing. Paved pathways provide gated and secure access to either side of the property, with security lighting.



- Established rear gardens, predominantly laid to lawn with decking and paved patio, ideal for outdoor entertaining enclosed by mature hedging and secure boundary fencing, adjoining fields. Timber garden shed and security lighting.
- Detached timber clad garage with up and over door to front, personal door to side, power and light, currently utilised for storage and as a gym.
- All mains services. Double glazed windows. Gas central heating, combination boiler (replaced in 2019) located in the utility room. Timber framed first floor extension. Rewired throughout. Restrictive covenant, left hand boundary hedge to be kept at 3metres. Standard broadband connection.
- Council Tax: Band: F – Tonbridge & Malling
- EPC: C

Hildenborough

The property is situated on the outskirts of the village enjoying the benefit of beautiful walks right from the doorstep, whilst being within easy reach of Hildenborough main line station and bus routes serving Sevenoaks and Tonbridge. This popular village offers local shops, 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 C of E. Grammar schools 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. Nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels, 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

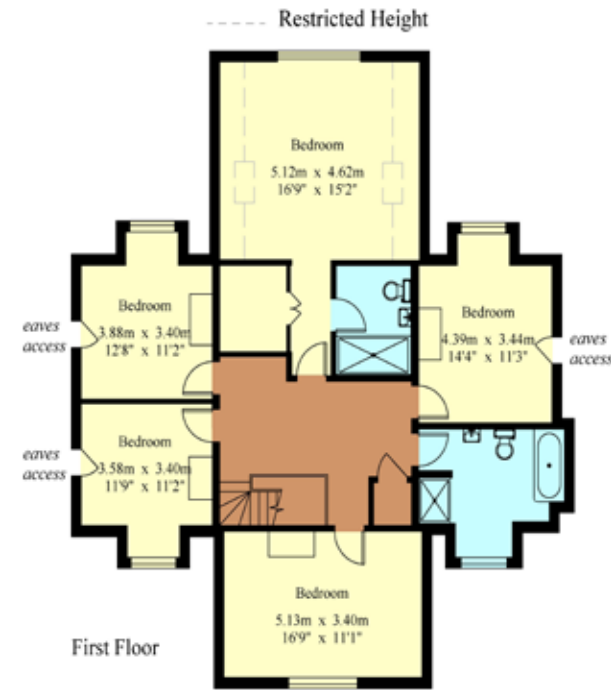
Hawthorne Cottage

House - Gross Internal Area : 291.1 sq.m (3133 sq.ft.)

Garage - Gross Internal Area : 23.7 sq.m (255 sq.ft.)



Ground Floor



First Floor



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

