



Millgate, Mill Lane, Hildenborough, Kent. TN11 9LX  
Guide Price: £1,150,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



\*Individual Detached Period House\*  
 \*Superb Drawing Room  
 \*Dining Room with Inglenook Fireplace \*Spacious Kitchen/Breakfast Room  
 \*Utility Room \*Boot Room \*Family Room \*Two Studies \*Five Bedrooms  
 \*En-Suite Bathroom \*Spacious Victorian Style Bathroom \*Double Garage  
 \*Delightful Secluded Gardens

#### Description

A fine individual tile hung detached period house with Victorian origins offering excellent and versatile family accommodation and enjoying a secluded and well stocked rear garden. There are an abundance of character features including a superb inglenook fireplace in the dining room, exposed beams and some original oak doors. Other noteworthy points include an elegant and spacious drawing room, superb kitchen/breakfast room with slate flooring and two studies.

#### Accommodation: -

- Entrance portico with front door to entrance lobby having staircase to first floor. Cloakroom with low level W.C, pedestal wash hand basin, beamed ceiling, wood flooring and window to front.
- Dining Room including deep inglenook fireplace with woodburning stove, oak bressumer, brick hearth and canopy. A charming room with feature curved bay window to front having a deep sill. Beamed ceiling, window to rear, three wall light points, central heating thermostat, cupboard under stairs with oak latch door, feature arched oak panelled door to drawing room.
- Drawing room having a fireplace with wood burning stove set on a raised quarry tiled hearth with oak bressumer beam above and shelving to recess, exposed ceiling beams and coving, wall light points, triple aspect room with window to front, two to rear and double doors opening to patio.
- Study having wood flooring, beamed ceiling, recessed ceiling spotlights.
- Family room with aspect to front, recessed ceiling lights. Door to second office/playroom having two Velux windows, and door to rear garden.
- Kitchen/breakfast room measurement includes range of John Lewis of Hungerford painted wall and base units with granite work surfaces and splashbacks, inset stainless steel sink and integrated dishwasher. Falcon range cooker with double oven, separate grill and five gas hobs. Tall fitted larder cupboard, plus tall glazed unit. Slate flooring, recessed spotlights, radiator, three windows and large double doors opening to rear terrace and garden. Further base units and wine fridge. Opening to boot room with slate flooring, multi-paned doors to front and rear garden, access to:-
- Utility room measurement includes range of units incorporating large Belfast sink with beech work surfaces to either side having cupboards and drawers under. Range of wall mounted cabinets, wall mounted gas fired boiler, space and plumbing for washing machine and other white goods, two windows, fitted extractor fan, slate flooring, door to garage.
- First floor landing with attractive beamed stairwell, access to roof space, airing cupboard containing hot water cylinder.
- Bedroom one having a feature vaulted ceiling with exposed beams, windows overlooking garden, opening to en-suite dressing room with range of open fronted wardrobe/shelved units. En-suite bathroom comprising large walk in shower with rainfall head and hand held shower, floating basin, concealed cistern w.c. part tiled walls, double glazed window to front, heated towel rail.
- Second bedroom with four windows. Third bedroom having a feature cast iron Victorian fireplace, beamed ceiling and walls, window to front, built-in slimline wardrobe and further shelved cupboard. Fourth and fifth bedroom with outlook over the garden.
- Spacious bathroom comprising Victorian style roll top bath with ball and claw feet, period style mixer tap with hand shower attachment. Large shower cubicle with rainfall head and handheld attachment. Victorian style pedestal basin, low level w.c, ceramic tiled flooring, colour washed wood panelling to lower walls, heated towel rail, window to front, recessed ceiling halogen lights, two wall light points, large fitted vanity mirror.

- The property is approached from Mill Lane via a five bar gate to a spacious block paved driveway leading to the front of the property with parking, surrounded by mature hedging and shrub borders.
- Double garage with remote control up and over door to front. Electric light and power, roof storage area and personal access door to utility room. Gas meter.
- A delightful feature of the property the rear garden offers privacy and seclusion with a southerly aspect and being extremely well stocked with a variety of mature shrubs and bushes including Rhododendrons, Acers, Lilac and Fruit trees. The garden is mainly laid to lawn with a stone terrace immediately adjoining the rear of the property with steps up to the lawned area and to a further terrace ideal for barbecues etc. Further sitting areas. Outside water taps. Summerhouse and shed.
- Services and Points of Note: All mains services. Gas central heating. Replacement double glazed square leaded light windows.
- Council Tax Band: G – Tonbridge & Malling.
- EPC: E

#### Hildenborough

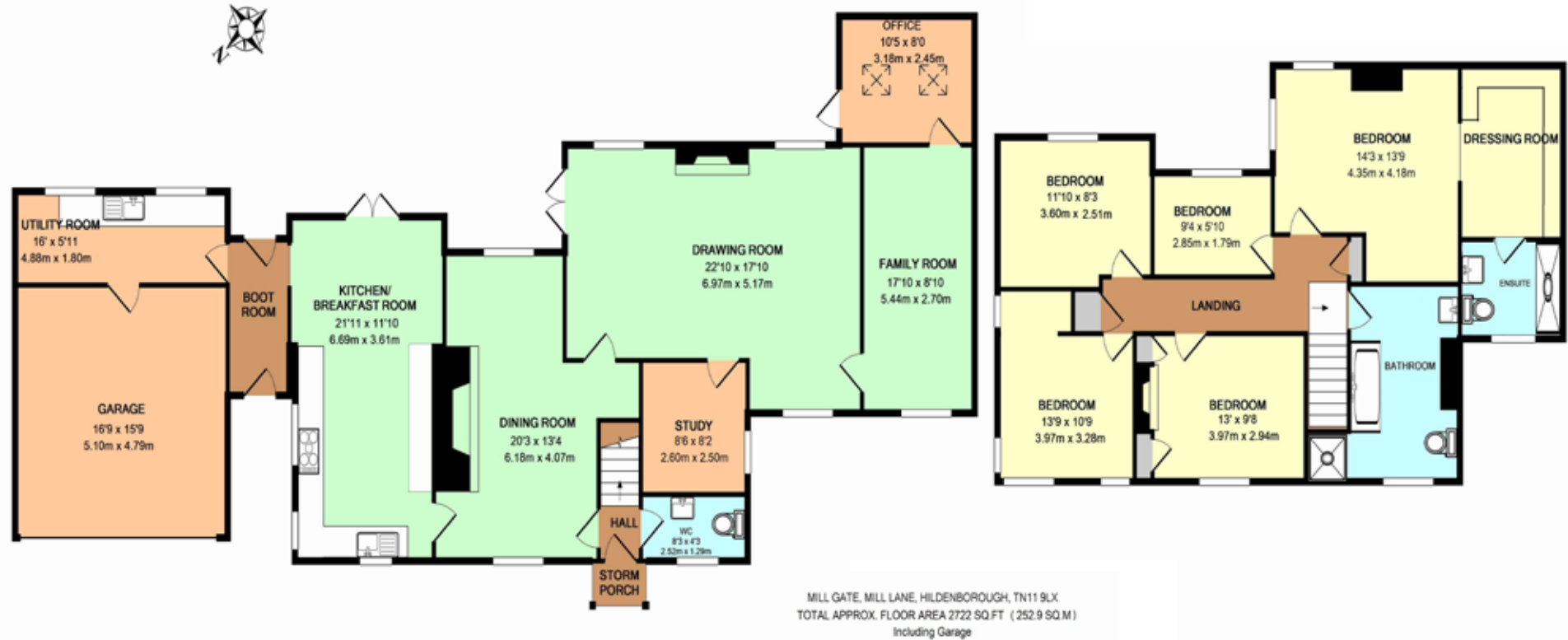
The property is conveniently situated in a favoured lane approximately half a mile from the centre of the village of Hildenborough and ¾ mile from its mainline station. This popular village offers local shops and post office and amenities including medical centre, village hall, church, public house, 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 with commuter bus service from the end of Mill Lane to Canary Wharf and the City. 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 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.



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