



Barnfield House, Riding Lane, Hildenborough, Kent TN11 9LN  
Guide Price: £1,500,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



\*Charming Character Detached Family Home \*Sought After Country Lane  
\*Over 3,000 Sq. Ft \*Four Bedrooms \*Sitting/Dining Room \*Family Room  
\*Study/Reception Room \*Kitchen/Breakfast Room \*Conservatory  
\*Utility/Cloakroom \*Family Bathroom \*Two Bedrooms with En-Suites  
\*Guest Bedroom and Shower Room \*Detached Double Garage  
\*Driveway & Turning Area \*Landscaped Level Mature Gardens

#### Description

Barnfield House, dating back in parts to the 16th century, is an attractive timber framed, part tile hung extended detached family home. It is presented in lovely order, combining period charm with modern living, and offers just over 3,000 sq. ft of versatile accommodation. Throughout the house, you will find an abundance of original features, including exposed oak timbers, pretty larch doors, and two impressive inglenook fireplaces in the main reception rooms.

#### Accommodation: -

- Welcoming reception hallway with enclosed vestibule, oak flooring and beams, stairs rising to the first floor, and three sets of attractive glazed double doors, adding light.
- Dual aspect sitting room having an abundance of character, exposed beams, impressive inglenook open fireplace with cast iron grate, canopy, niches, and oak bressumer and oak flooring.
- Family room, another impressive room full of character, large inglenook fireplace, exposed timbers, and studwork. A larch door and secondary staircase lead to a separate bedroom wing, comprising a landing, double bedroom with fitted wardrobes and a separate shower room fitted with a contemporary white suite.
- Further ground floor reception room, currently utilised as a study with a lovely outlook over the rear garden, oak flooring, exposed timbers, and French doors opening to the rear terrace.
- Stunning kitchen/breakfast room, bespoke wooden in-frame kitchen by Burlanes Interiors with contrasting dresser units fitted in the breakfast area, quartz worktops, upstands, and central AGA with glass splashbacks. Plumbed in Samsung fridge/freezer, integrated dishwasher, curved end cabinets, and fitted microwave. Exposed beams and windows overlook the garden, ceramic tiled floor, and steps leading to the breakfast area enjoying French doors opening to the glazed conservatory.
- Convenient utility/cloakroom comprising close coupled w.c and basin, space, and plumbing for washing machine and tumble dryer. Walk-in storage area housing Worcester gas fired boiler and tank.
- On the first floor, the landing enjoys exposed timbers, a fitted airing cupboard, and access to the loft via a hatch with drop down ladder and light.
- The main bedroom has a dual aspect, fitted wardrobes, and an en-suite bathroom with a contemporary white suite and separate shower cubicle. The second double bedroom also has a contemporary en-suite bathroom with a separate shower cubicle, and the third bedroom benefits from an additional dressing room area. A spacious family bathroom, also fitted with a contemporary white suite, completes the first floor accommodation.
- The detached brick double garage features two remote controlled roller shutter doors, mezzanine storage, a personal door to the side, solar panel controls, power, and light. Additionally, there is an attached timber shed/wine store.



- Barnfield House is accessed through solid timber gates at the end of a sweeping tarmac driveway that passes through lovely gardens to the front. The front gardens consist of a lawn with mature shrubs, trees, and hedged boundaries, providing privacy. There is also a paved terrace suitable for outdoor dining.
- The rear gardens also feature a lawn with mature shrub and flower borders, as well as mature trees, all surrounded by hedging for privacy. There is a terrace that runs alongside the conservatory, with steps leading up to the lawn and a charming circular seating area. Wooden fencing and a gate provide access to the front.
- Services & Points of Note: All mains services. Gas fired central heating. Double glazed multi-paned windows, replaced in 2015. Solar panels and storage battery. Maintenance costs for the driveway at the entrance to the property, shared with the neighbour.
- Council Tax Band: G - Tonbridge & Malling Borough Council
- EPC: D

#### Hildenborough

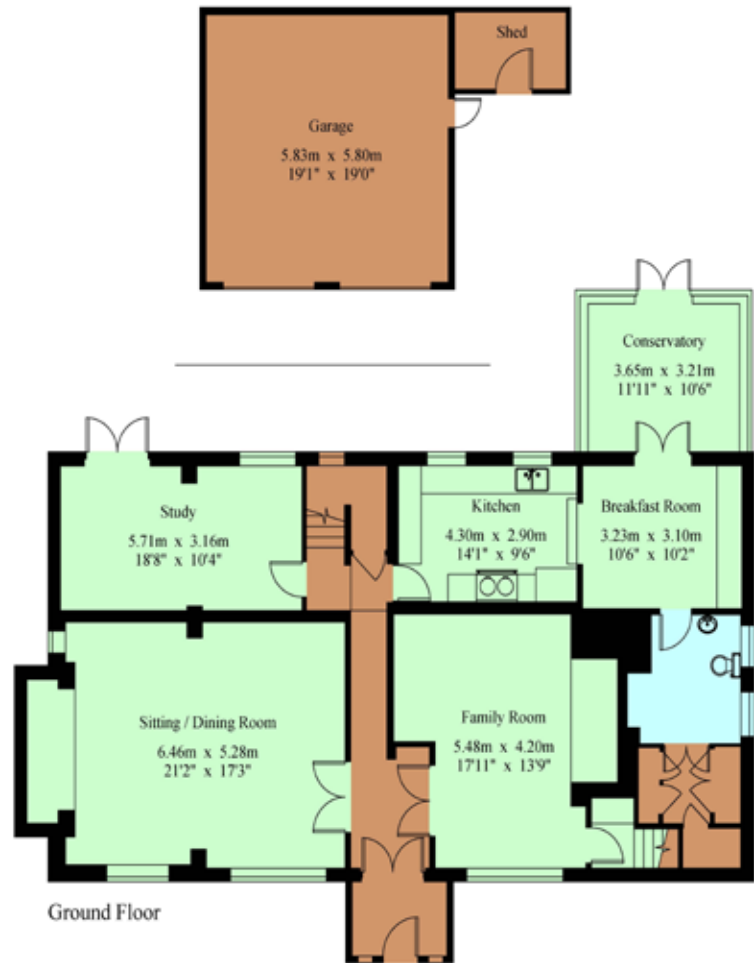
Barnfield House is situated in an attractive and secluded location, set well back from the lane and approximately one mile from the heart of the village. The popular village offers local shops, a post office, a medical centre, a village hall, a church, a public house, a library, and Ridings Café. The weekly farmers' market is a popular meeting place for the local community. Additionally, the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well-regarded schools in the area include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks, and Tunbridge Wells such as Judd and The Skinners School, and Sackville in the village. The A21 by-pass provides easy access to the M25 motorway network, connecting 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 Golf and Country Club, Hilden Golf Driving range with a 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)



## Barnfield House

House - Gross Internal Area : 292.7 sq.m (3150 sq.ft.)  
Garage - Gross Internal Area : 33.8 sq.m (363 sq.ft.)



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

