



Barley Corn Cottage, Stocks Green Road, Hildenborough, TN11 9AZ
Guide: £875,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



***Charming Character Detached Period Home in Semi-Rural Location**

***Close to Schools & Main Line Station *Four Bedrooms**

***Superb Refitted Kitchen/Dining Room *Cloakroom/Utility**

***Sitting Room with Inglenook Fireplace and Study Area**

***Family Room overlooking the Garden**

***En-Suite Facilities to two bedrooms *Family Bathroom**

***Level Gardens Surrounding the Property *Gravel Driveway & Entrance Gates**

Description

A beautifully presented part tile hung period home, parts of which date back to 1650, located in a semi-rural location on the edge of the village and under a mile from the main line station. This delightful property is presented in excellent condition with many character features including exposed beams and an inglenook fireplace and offers spacious and versatile family accommodation arranged over three floors. Attractive part walled gardens surround the property together with a generous terrace ideal for entertaining, gravel driveway and wooden entrance gates.

Accommodation:-

- Bright entrance hallway with oak front door and stairs rising to the first floor, understairs storage cupboard with meter, cupboard housing Worcester Greenstar oil fired boiler, travertine flooring and inset lighting.
- Cloakroom/Utility comprising close coupled toilet, pedestal basin and utility area having space and plumbing for washing machine and tumbler drier.
- Cosy sitting room with attractive inglenook fireplace fitted with a wood burning stove, separate study area, beamed ceilings and inset ceiling lighting.
- Spacious family room with triple aspect and lovely outlook over the gardens, side door to garden and inset lighting.
- Smart shaker style kitchen/dining room fitted with a comprehensive range of base and full height units with solid wood worktops and upstands. Space for fridge/freezer and dishwasher, Range Master electric cooker with extractor over and stylish metro tiled splashback, ceramic sink, wooden display shelving, central island unit. Double pantry unit with space for microwave. Engineered oak flooring, inset lighting, dual aspect with windows to front and side and patio doors leading out to the rear terrace.
- First floor light and airy main bedroom having dormer windows with aspect to front, walk in wardrobe, inset lighting and door to:-
- Contemporary en-suite shower room in a modern Victorian style with suite comprising pedestal basin, close coupled toilet, metro tiled shower cubicle and tiling to half height, inset lighting, variable light demisting mirror.
- Family bathroom comprising walk in shower, bath, Victorian style pedestal basin and close coupled toilet.
- Second first floor guest bedroom with small en-suite shower room with Victorian style suite comprising close coupled toilet, basin, and metro tiled shower cubicle.

- Second floor landing into eaves with doors leading to the two attic bedrooms both with attractive windows, inset lighting and eaves storage cupboards.
- Gardens and grounds surround the property and are predominately laid to lawn with fenced and part walled boundaries with the rear boundary extending to a maximum of 150' in length. There are also mature tree, shrub and flower borders. The property has wooden entrance gates and a large gravel driveway providing ample parking. Gravel pathways lead to the private rear gravelled and decked terrace seating area Insulated wooden summer house with power and light offering a variety of uses. Screened oil tank and further garden shed also with power. Additional storage shed with power and light. Outside toilet.
- Services: Mains water, drainage and electricity. Oil fired central heating. Double glazed leaded light multi-paned windows.
- Council Tax Band: F – Tonbridge & Malling
- EPC: D

Hildenborough

Barley Corn Cottage is situated within one mile of Hildenborough, a popular village which offers 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 with commuter bus service to the station. 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.



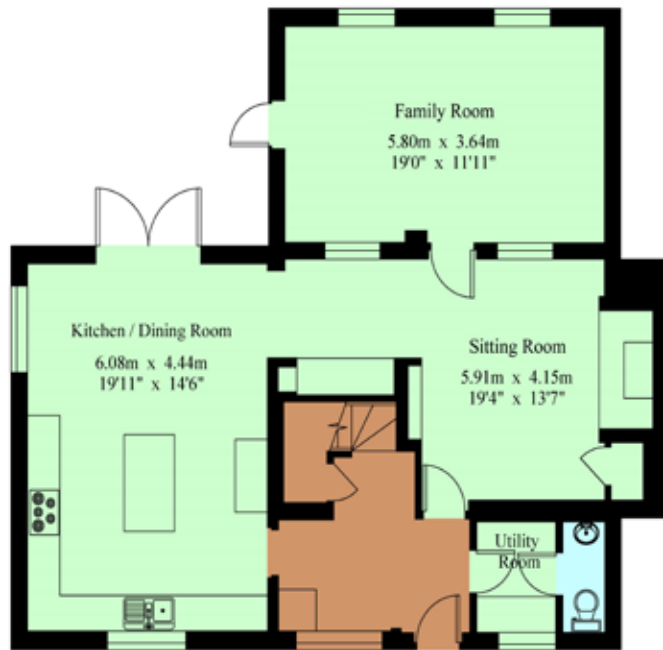
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Barley Corn Cottage

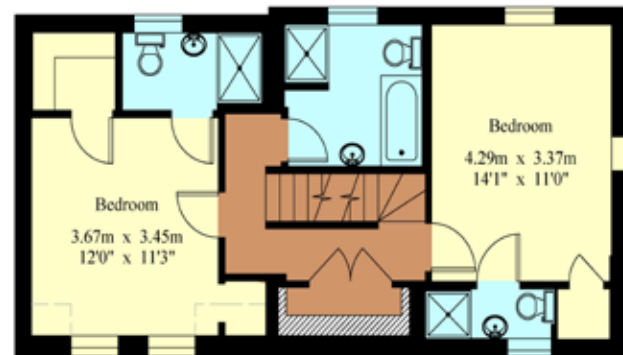
Gross Internal Area : 175.7 sq.m (1891 sq.ft.)



Ground Floor



Second Floor



First Floor



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