



Paddock Cottage, 160 Tonbridge Road, Hildenborough, Kent TN11 9HP
Guide Price: £700,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Individual Detached House *Requiring Complete Refurbishment
- *Central Village Location *Three Double Bedrooms *Sitting Room
- *Separate Dining Room *Kitchen & Utility Lobby *Ground Floor Shower Room
- *First Floor Bathroom *Front Garden & Driveway *Detached Brick Garage
- *Long Rear Garden Extending to 130ft *No Onward Chain

Description

This individual detached three bedroom house is situated in a conservation area within the heart of the village, walkable to local amenities and main line station. Well screened and set back from the road this appealing property benefits from a particularly long rear garden extending to 130ft in length. The property is an ideal project requiring complete refurbishment and is offered for sale with no onward chain.

- Entrance hallway with under stairs storage cupboard, wood block flooring and stripped wooden staircase rising to the first floor, window and glazed door to sitting room.
- Dual aspect sitting room with central brick fireplace, alcove bookshelf and wood block flooring.
- Separate dining room with window to rear overlooking the garden and continuation of the wood block flooring and feature wallpaper.
- Kitchen fitted with a range of wall mounted cabinets and base units, worktop and sink unit, alcove with floor mounted gas fired boiler, vinyl flooring, hatch to dining room and wooden and glazed door to side.
- Small rear lobby/utility area off the kitchen with space and plumbing for washing machine and quarry tiled flooring, glazed window and door leading to the side alley and rear garden. Access to rear of garage and front via wrought iron gate.
- Ground floor shower room fitted with a white suite comprising low level toilet, pedestal basin and corner shower enclosure (currently not operational), cupboard housing fuse board and meters, window and vinyl flooring.
- First floor landing having fitted wardrobe with louvre doors, stripped wooden floorboards, cupboard housing hot water tank and access to loft via hatch.
- Main bedroom with aspect to front and sliding door to smaller dressing area/nursery with window to rear. Agents note: This is a partition wall and could be removed if required. Second bedroom also with aspect to rear, fitted wardrobe and vanity unit with dressing table having cupboards and shelving above. Dual aspect third bedroom and fitted wardrobe.
- Bathroom fitted with a white suite comprising panelled bath with handheld shower attachment, wall mounted sink, low level toilet, wall tiling and extractor.
- The property is set back from the road, approached through a wooden five bar gate with paved driveway leading to the detached single garage. Further pathway with step to front door with pillared porch canopy. Front garden with mature hedging providing privacy and part walled boundary with lawn and shrub/flower borders.

- Detached brick garage under a pitched roof, double wooden doors to front, window and personal door to side.
- A particular feature the level rear garden is mainly laid to lawn, divided into two distinct areas extending in total to 130ft in length. Paved terrace, sunken fishpond, timber shed and greenhouse, fenced and mature hedged boundaries, willow tree and fruit trees.
- Services and Points of Note: All mains services. Electric smart meter. Gas fired central heating. Leaded light windows with secondary glazing. Covenant on shared maintenance of party brick wall.
- Council Tax Band: E – Tonbridge & Malling Borough Council.
- EPC: D

Hildenborough

The property is conveniently situated in the heart of the village of Hildenborough, within walking distance of local amenities and mainline station, offering services to London. 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.



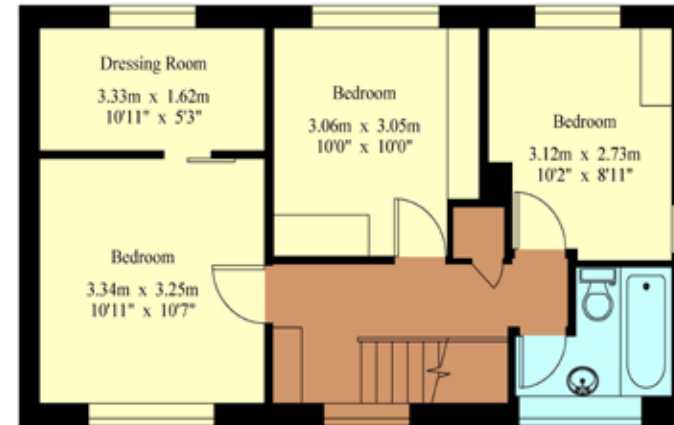
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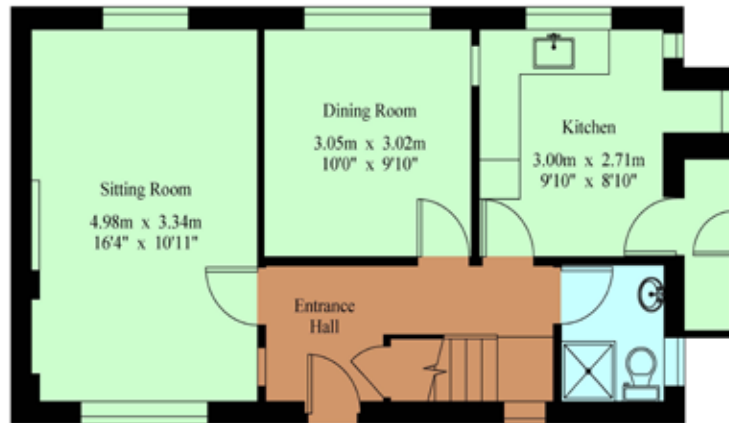
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Paddock Cottage

House - Gross Internal Area : 96.2 sq.m (1035 sq.ft.)
 Garage - Gross Internal Area : 12.3 sq.m (132 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.
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