



Quince Cottage, 126 Tonbridge Road, Hildenborough, Kent. TN11 9EN
Guide Price: £1,195,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Enchanting Extended Grade II Listed Detached Cottage
- *Delightful Landscaped Gardens with Garden Studio & Summerhouse
- *Charming Reception Hall *Formal Sitting Room with Inglenook & Stove
- *Bespoke Solid Oak Kitchen/Breakfast Room *Study & Cloakroom
- *Main Bedroom Suite with Vaulted Ceiling *Guest Bedroom Suite
- *Two Further Double Bedrooms *Family Bathroom *Attic Storage Room
- *Block Paved Driveway

Description

This exceptional extended Grade II Listed detached cottage, believed to date back to 1750, showcases a wealth of fine period features, including exposed beams, fireplaces, and traditional latch doors. The versatile layout centres around a bespoke, hand-built oak kitchen, complete with classic Rayburn forming the heart of the home and the main bedroom suite enjoying a fabulous, vaulted ceiling. The beautifully landscaped gardens are a highlight, complemented by several outbuildings including a studio and summerhouse.

Accommodation: -

- Attractive tiled entrance vestibule with studded wooden front door, coach lantern, bell pull and flagstone flooring.
- Entering the property into the entrance hallway enjoying an abundance of period features including exposed beams and delightful open sided brick fireplace with wood burning stove. The room is well lit having two windows, LED downlights and lovely oak flooring throughout the space with two staircases one on either side and under stairs storage, housing alarm and fuse board.
- Beautiful formal dual aspect sitting room with square bay window, French doors opening to the rear terrace and raised central brick fireplace with wood burning stove, continuation of the oak flooring, exposed ceiling beams and LED downlights.
- Study with lovely aspect over the rear garden with window and door to courtyard, oak flooring, ceiling beams and LED downlights. Modern fitted cloakroom comprising close coupled toilet and pedestal basin.
- Forming the heart of the home is the bespoke oak in frame kitchen with granite worktops and upstands and central painted island with solid oak worktop, incorporating an under mounted sink, induction hob, single oven and microwave. Extensive range of wall cupboards and base cupboards, bespoke dresser unit, two slimline pull out larder units and space for freestanding American style fridge/freezer. Gas Rayburn to chimney breast recess with double oven and twin hobs providing central heating and domestic hot water, twin Belfast sink and integrated dishwasher. Attractive stone flooring, stable door to side, French doors and window overlooking the garden.
- First floor landing and staircase leading to the versatile second floor attic room with low pitched beamed ceiling into eaves, skylight windows, power and light.
- Principal bedroom suite, a superb triple aspect room with a vaulted ceiling and exposed beams, LED downlights and lovely outlook over the rear garden. Range of painted wood panelled wardrobes. Modern contemporary en-suite shower room with vaulted ceiling, walk in tiled shower enclosure with rainfall head, close coupled toilet and countertop basin.
- Guest bedroom suite, again a bright dual aspect room with ample storage, one double and a treble fitted wardrobe and French doors. Modern en-suite shower room comprising tiled shower cubicle, close coupled toilet and pedestal basin.
- Completing the first floor accommodation are two further double bedrooms both with exposed beams and fitted wardrobes and a smart Jack and Jill Victorian style family bathroom with freestanding roll top bath, corner shower cubicle, close coupled toilet, pedestal basin, exposed beams and LED downlights.

- The property is approached over a block paved driveway, offering off road parking with access via wooden gates to the rear garden on both sides. Pretty climbing wisteria to the front elevation and small picket fence.
- Extensive beautifully landscaped rear gardens, comprising a charming walled terrace and courtyard area with raised brick flower beds and two sets of steps which lead to the extensive area of lawn enjoying shrub/flower borders including camellia, rhododendrons and hebes with central oak tree. The gardens are dotted with several versatile outbuildings, a timber studio, currently set up as a pottery workshop, small storage shed and a further painted timber summer house at the far rear with its own sunny terrace and three additional garden sheds. Practical features include two external taps, multiple power outlets and lighting including three standing lights and exterior lighting for evening ambience.
- Services & Points of Note: All mains services. Gas central heating via Rayburn in kitchen. Separate immersion. Fibre broadband connection. Security alarm for house, gates and certain garden sheds. Extended electric sub main to summerhouse.
- Council Tax Band: G – Tonbridge & Malling Borough Council
- EPC: Exempt – Grade II Listed

Hildenborough

This popular village offers local shops and 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 CofE. 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 while nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. There are wonderful walks through the beautiful countryside surrounding Hildenborough and leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



Viewing Strictly By Appointment

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Quince Cottage

House -

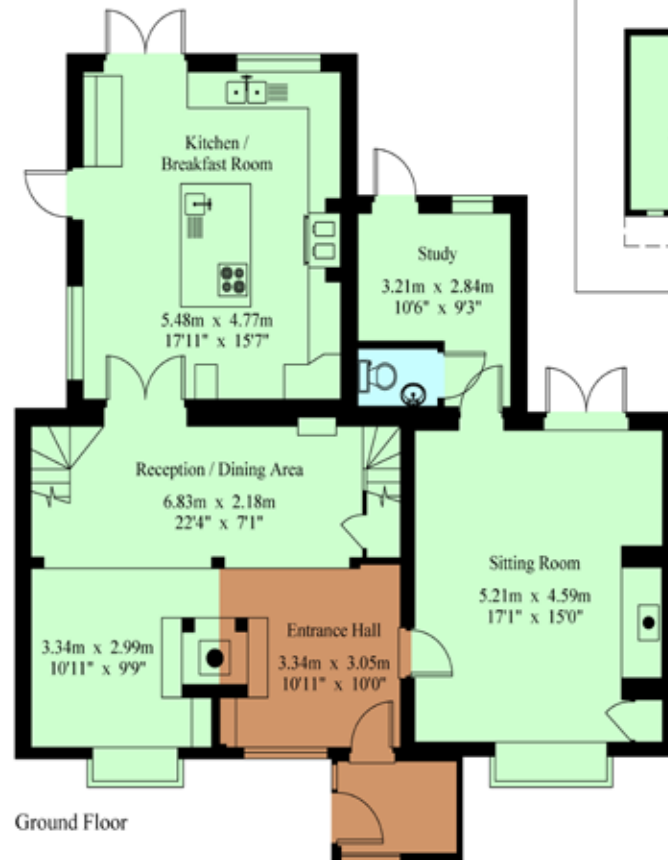
Gross Internal Area : 215.3 sq.m (2317 sq.ft.)

Summerhouse -

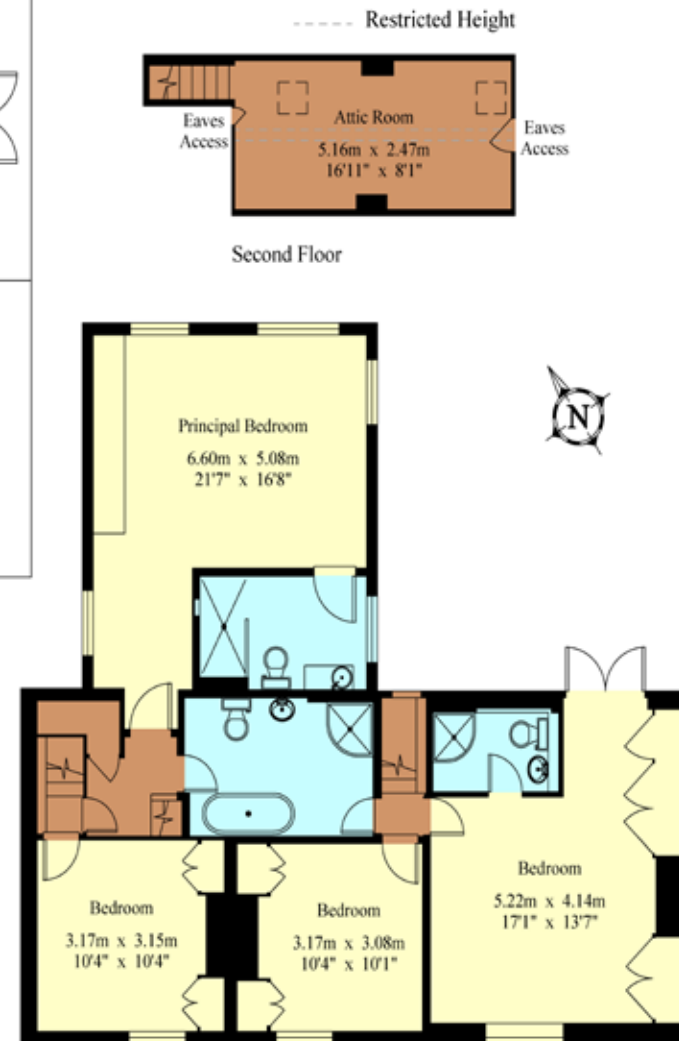
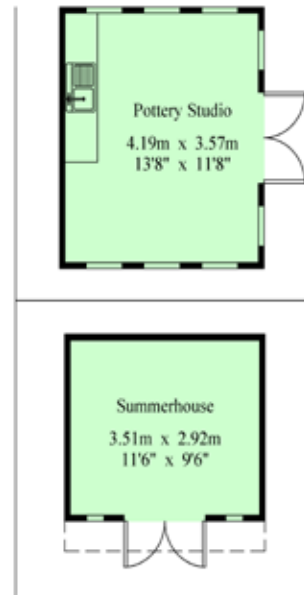
Gross Internal Area : 10.2 sq.m (109 sq.ft.)

Pottery Studio -

Gross Internal Area : 14.8 sq.m (159 sq.ft.)



Ground Floor



First Floor

2 4 6 8 10 Feet
Metres

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