



Oakmount, 112A Tonbridge Road, Hildenborough, Kent TN11 9EL  
Guide: £1,150,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





## \*Individual Detached Character Family House

\*Established South Facing Gardens of 0.6 Acre \*Four Double Bedrooms

\*Three Reception Rooms \*Two En-Suite Shower Rooms

\*Family Bathroom \*Two Conservatories \*Detached Double Garage

\*Brick Paved Driveway & Turning Area \*Garden Office/Workshop

### Description

An individual period detached four bedroom extended family home occupying a mature plot and approached via a long driveway and set well back from the road. The property offers bright, versatile accommodation ideal for family living and entertaining, with two conservatories giving enjoyment all year round. There are lovely south facing gardens surrounding the property extending to approximately 0.6 acre.

### Accommodation

- French doors to entrance and conservatory with lovely outlook over the gardens, glazed on three sides with pitched roof, power, light and ceramic tiled flooring.
- Large entrance reception hallway with fireplace and modern cloakroom.
- Impressive triple aspect sitting room extension with central feature fireplace, high ceilings and attractive parquet flooring.
- Formal triple aspect dining room with central fireplace and recessed fitted bar area with tall glazed display cabinets and door leading to the rear conservatory.
- Kitchen/breakfast room fitted with a comprehensive range of white wall cabinets and base units of cupboards and drawers. Bosch eye level double oven, ceramic hob with extractor over, sink unit and fully integrated dishwasher. Finished with co-ordinating tiled splashbacks, laminate worktops, inset lighting and travertine flooring.
- Rear conservatory/utility area, glazed on three sides with outlook over the rear garden, ceramic tiled flooring and door to rear garden. Space and plumbing for washing machine and space for freestanding fridge/freezer.
- First floor landing area with wooden balustrade and access to loft space via hatch. Main bedroom with modern en-suite shower room. Second guest bedroom also with modern en-suite. Two further double bedrooms, modern family bathroom and separate w.c.
- The attractive south facing gardens surround the property on all sides being mainly lawned with ornamental pond to the front and various terraces being ideal for entertaining. Detached brick outbuilding office/workshop with pitched tiled roof, power and light.



- Detached double garage with pitched tiled roof, up and over door to front, power and light. Block paved driveway and turning area.
- Services and Point of Note: All mains services. Gas central heating, Vaillant combination boiler, sited in the loft. Multi-paned double glazed windows. Timber framed side extension. Driveway owned by Oakmont with shared maintenance costs with 112 Tonbridge Road.
- Agents Note: An insurance claim for subsidence was made in 2020/21 resulting in repair to crack damage and redecoration. Vegetation causing the problem was removed and a period of monitoring carried out and a Certificate of Structural Adequacy has now been issued, further details on request.
- Council Tax Band: E – Tonbridge & Malling Borough Council.
- EPC: E

#### Hildenborough

The popular village of Hildenborough offers One Stop shop/post office, chemist, hairdresser, Ridings café, medical centre, village halls, church, public house, library, weekly farmers' market and mainline station offering services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded schools include Stocks Green and Hildenborough primary schools, secondary and grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville in Hildenborough. 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.



Viewing Strictly By Appointment

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112a Tonbridge Road

House - Gross Internal Area : 244.9 sq.m (2636 sq.ft.)

Garage - Gross Internal Area : 38.3 sq.m (412 sq.ft.)

Outbuilding - Gross Internal Area : 7.8 sq.m (83 sq.ft.)



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