



**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



# Longacre

## 11 Leybank, Hildenborough, Kent TN11 9EH

Guide: £625,000 Freehold

- \*Sitting Room with contemporary real flame gas fire
- \*Modern gloss Kitchen with integrated appliances
- \*Open plan Dining Room and Family Room  
with superb outlook over gardens and beyond
- \*Ground Floor Shower/Cloakroom \*Rear Lobby with Utility Area
- \*Three Bedrooms \*Bathroom
- \*Extended attached Garage \*Stylish light oak internal doors
- \*Front Garden with Driveway and further grassed area opposite
- \*Superb landscaped Rear Garden extending to  
approximately 180 feet backing onto fields

### Description

A delightful extended Gough Cooper semi-detached house occupying a superb plot with south-westerly rear garden extending to approximately 180 feet backing fields to the rear. This well appointed property is presented in immaculate order throughout and has the benefit of an open plan ground floor extension with picture windows taking full advantage of the glorious rural outlook. Other features include a modern gloss kitchen, an attractive sitting room with contemporary real flame gas fire, a useful utility area and ground floor shower room. The gardens are a particular feature of the property, being attractively landscaped and well stocked with delightful rural views.



### Accommodation

- Porch Canopy: lantern and double glazed front door to:-
- Entrance Hall: staircase to first floor, wood laminate flooring and central heating programmer.
- Sitting Room: Gazco contemporary style raised inset real flame gas fire, wood laminate flooring
- Kitchen: fitted with a range of neutral gloss wall mounted and base units of cupboards and drawers with wood effect work surfaces and incorporating AEG four ring gas hob glass splashback and Zanussi extractor hood over, pan drawers below, eye level AEG double oven, 1½ bowl stainless steel sink unit, recess for American style fridge/freezer, space and plumbing for dishwasher, recessed LED ceiling lighting, tiled flooring, most attractive outlook through to garden and fields beyond.
- Dining Room: wood laminate flooring, recessed LED ceiling lighting, and open plan to:-
- Spacious Family Room: wide double glazed picture windows and double doors opening to garden, additional skylight window and wood laminate flooring.
- Rear Lobby: tiled flooring and double glazed door to side access.
- Utility Area: space and plumbing for tumble drier and washing machine, wall mounted Vaillant gas fired boiler, tiled flooring
- Shower Room/Cloakroom: comprising close coupled WC, pedestal wash hand basin, tiled shower recess with thermostatically controlled shower unit, rail and curtain, tiled walls and flooring, heated towel rail.

### First Floor

- Landing: access via loft ladder to part boarded roof space with light, airing cupboard containing prelagged hot water cylinder.

- Bedroom One: range of matching fitted bedroom furniture including fitted wardrobe cupboards, dressing table.
- Bedroom Two: built in cupboard, far reaching rural outlook to rear
- Bedroom Three: built in cupboard.
- Bathroom: comprising panelled bath with mixer tap plus wall mounted hand shower attachment and glazed screen, pedestal wash hand basin, close coupled WC, part tiled walls and flooring, heated towel rail.

#### Outside

- Attached Garage: up and over door to front, wall mounted gas meter, electric light and power, personal access door to rear garden.
- Front Garden: driveway and parking for several vehicles, area of lawn with attractive shrub borders. Note: Most of the properties in Leybank, including this one, own a grassed strip of land opposite the front of each property.
- Rear Garden: enjoying a south-westerly aspect and extending to approximately 180 feet, adjoining fields and being attractively landscaped with well stocked flower/shrub borders including spring bulbs, rhododendrons, range of fruit tree. Mid way down the garden there is a bridge over a small brook. Greenhouse, outside water tap and water butt.
- Services and Points of Note: Double glazed windows. All main services. Gas central heating. Council Tax Band: E – Tonbridge & Malling Borough Council

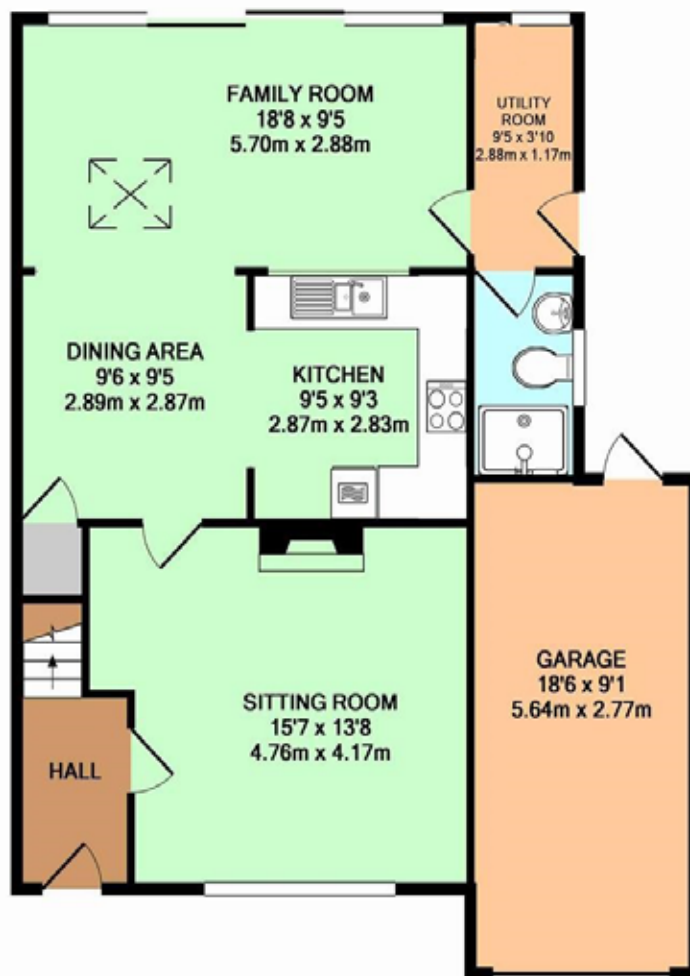
#### Hildenborough

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 with commuter bus service to the station. Well regarded primary schools include Stocks Green and Hildenborough CofE, which is close to the property. 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 bypass 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.

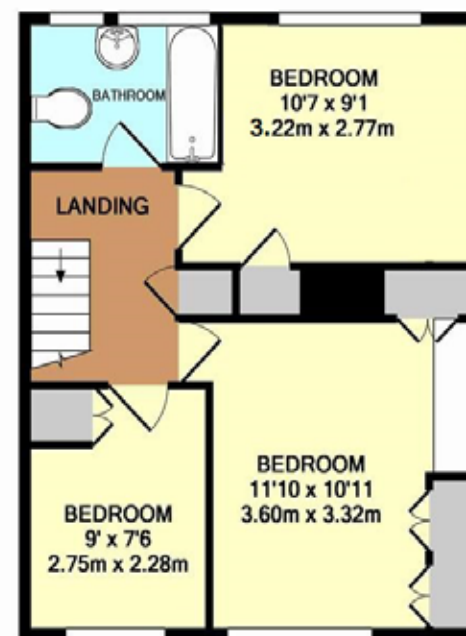
#### Viewing

Strictly by appointment via James Millard Independent Estate Agents  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 843 SQ.FT.  
(78.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)

LONGACRE, 11 LEYBANK, HILDENBOROUGH TN11 9EH  
TOTAL APPROX. FLOOR AREA 1261 SQ.FT. (117.2 SQ.M.)  
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