



Meadow View

18 Hildenbrook Farm, Riding Lane, Hildenborough, Kent TN11 9JN

Guide Price: £955,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Stunning Attached Single Roundel Kentish Oast House
- *Situated in the Hildenbrook Farm Development off Riding Lane
- *Roundel Sitting Room *Superb Orangery with Bifold Doors
- *Kitchen/Dining Room *Study *Utility Room & Cloakroom
- *Roundel Master Bedroom with En-Suite Shower Room
- *Two Further Bedrooms & Family Bathroom
- *Two Designated Parking Spaces
- *Attractive Landscaped Gardens & Detached Brick Studio

Description

This stunning attached single roundel Kentish oast house occupies a superb plot within the Hildenbrook Farm development surrounded by beautiful countryside. 'Meadow View' offers many attractive features including a roundel sitting room and main bedroom, spacious orangery extension and a smart kitchen/dining room with Aga. The superb gardens extend to approximately 150' in length, adjoining fields and affording a delightful rural outlook.

Accommodation

- Porch canopy with exterior lantern leading to entrance hall with painted wood panelling to lower walls, staircase to first floor with stained wood balustrades, under stairs and fitted cupboard. Door to cloakroom.
- Bright roundel sitting room incorporating chimney breast with feature fireplace and fitted gas coal effect fire set on a quarry tiled hearth. Views over the meadow.
- Smart kitchen/breakfast room fitted with a range of cream fitted units with granite worksurfaces and upstands. Island unit with pan drawers and breakfast bar, feature gas fired Aga with treble ovens and twin hobs, butler sink, wine rack and plate rack, integrated fridge/freezer, built-in Bosch microwave and attractive limestone flooring.
- Utility Room, butler sink with wooden drainer to side, chrome mixer tap and cupboard below, tiled surround to work surfaces, space and plumbing for washing machine and dishwasher, continuation of the limestone flooring. Study, located off the hallway.
- Superb Orangery Extension with oak framed bi-fold doors opening to the terrace, continuation of limestone flooring. LED lighting and opening side windows with lovely views over the surrounding fields.
- First floor landing with attractive views, access to loft space housing gas boiler.
- The attractive main bedroom suite has an inner hallway with built in airing cupboard containing Heatrae Sadia hot water cylinder and fitted corner storage cupboard. The roundel bedroom incorporates a comprehensive range of bespoke fitted wardrobes. En-suite shower room comprising corner shower cubicle with rain fall head, vanity basin, toilet, laminate flooring, heated towel rail and painted wood panelling. Two further bedrooms both with aspect to the rear with a delightful rural outlook.
- Family bathroom fitted with a white suite comprising Victorian style enamel 'slipper' bath with ball and claw feet, chrome period style mixer tap and hand shower attachment, basin, close coupled toilet, wood panelling to dado height and ceramic tiled flooring.
- The delightful gardens are a superb feature, extending to approximately 150' in length and adjoining countryside. The rear garden is mainly laid to lawn with large, paved patio, deep well stocked flower beds and mature hedging to boundaries. Enclosed kitchen garden area to rear and potting shed. Gate onto communal grounds.

- Detached brick treble aspect studio/home office with pitched tiled roof, laminate flooring, power and light.
- To the front there is a small garden area with flower/shrub borders. Two designated parking spaces and a pathway leading to Meadow View.
- The development includes approximately seven acres of communal grounds including maintained formal gardens, wild flower meadows, woodland, ponds and brookside walks, all for the exclusive use and enjoyment of the residents.
- Services & Points of Note: All mains services. Gas central heating with some feature Liberty cast iron radiators. Replacement double glazed windows in June 2023. Annual service charge £1,297.56 including maintenance of communal grounds.
- Council Tax Band: F - Tonbridge & Malling
- EPC: C

Situation

Hildenbrook Farm is situated in a rural setting off Riding Lane, a favoured country lane just over a mile from this popular village offering local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and the popular Ridings Café. The weekly farmers' market is a favoured 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

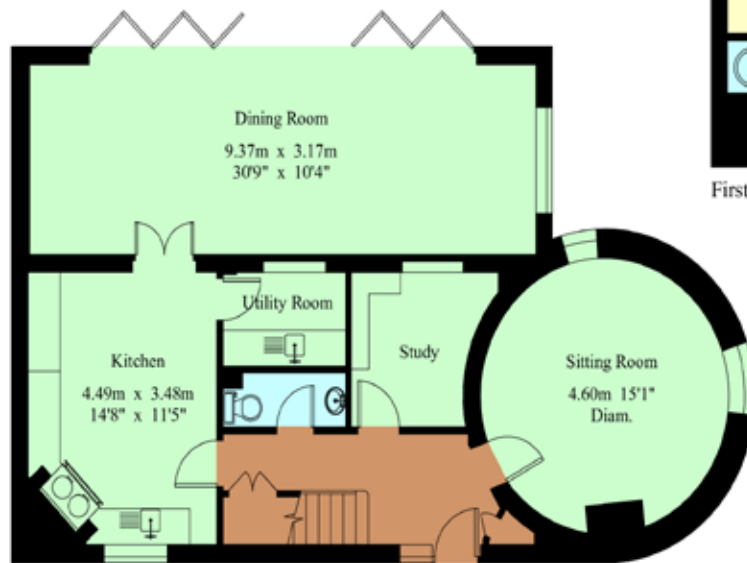
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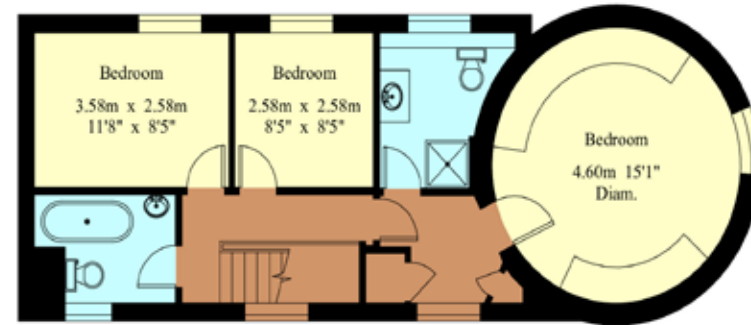
Meadow View

House - Gross Internal Area : 144.7 sq.m (1557 sq.ft.)

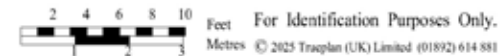
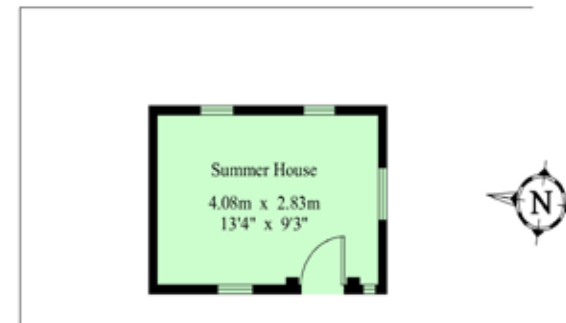
Summer House - Gross Internal Area : 11.6 sq.m (124 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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