



3 The Stables, Hildenbrook Farm, Riding Lane, Hildenborough,
Kent TN11 9JN Guide Price: £720,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Attractive Mews Style House in Courtyard Setting

*Sitting Room with Log Burner *Separate Dining Room *Kitchen/Breakfast Room

*Cloakroom *Master Bedroom with large En Suite Bathroom

*Second Double Bedroom *Bathroom *Ground Floor Study/Bedroom Three

*Two Designated Parking Spaces within Secure Gated Parking Area

*Attractively landscaped private Rear Garden

*Communal Grounds extending to approximately 6 acres

Description

A spacious, well appointed attached cottage style house occupying a charming courtyard setting within Hildenbrook Farm overlooking a delightful pond to the front. Designated a special landscape area, Hildenbrook Farm consists of a selection of character homes designed and developed by Berkeley Homes on the theme of a Kentish Farm and situated in a rural location, whilst being only two miles from a main line station. This individual property has been well maintained and decorated and enjoys a delightful landscaped private rear garden with the added benefit of further communal grounds extending to approximately seven acres.

Accommodation: -

- Entrance hall with engineered wood flooring, staircase to first floor with cupboard under housing electricity distribution box
- Cloakroom comprising close coupled w.c, solid oak flooring, pedestal basin, part tiled walls and opaque window.
- Sitting room with attractive log burner with oak effect bressumer and French doors with double glazed full height side windows leading on to rear garden/terrace. Separate dining room.Study/bedroom three with aspect to front.
- Kitchen/breakfast room fitted with a range of painted wall mounted and base units of cupboards and drawers and comprising inset butler sink with period style taps and double drainer, integrated Bosch appliances including double oven, gas hob with extractor hood over, fridge and freezer, dishwasher and washing machine. Tiled surround to work surfaces, wall cabinet housing Potterton Supremo gas fired boiler, ceramic tiled flooring, recessed ceiling lighting, French doors opening to rear garden/terrace.
- Main bedroom having two fitted double wardrobes, dormer window to front with attractive outlook over the pond. En suite bathroom comprising wood panelled bath with mixer tap and shower attachment, separate good sized shower cubicle with shower unit, close coupled w.c, pedestal basin, part painted wood panelled and part tiled walls, Amtico flooring, opaque window, recessed ceiling lighting and extractor.
- Second bedroom having two fitted double wardrobes, dormer window to front with attractive outlook over the pond.
- Front garden open plan with mature shrub borders, communal pond, and pathways.

- Second bathroom comprising wood panelled bath with tiled surround and wall mounted shower unit, pedestal basin, close coupled w.c, Velux window, part wood panelled and part tiled walls, Amtico flooring, recessed ceiling lighting and extractor.
- Attractively landscaped private rear garden including a full width terrace with low brick retaining wall and flower/shrub borders, area of lawn, fenced boundaries with climbing plants, rear terrace with potting shed and patio area with trellis screening. Outside water tap and outside lighting. Built-in storage cupboard.
- Communal grounds of approximately six acres including gardens, meadows, woodland, ponds and brookside walks for the exclusive use of the residents. Two designated parking spaces in secure gated residents parking area.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. Annual Service Charge: £1,352.93p/a including maintenance of communal grounds, access road and car park. Council Tax Band: F – Tonbridge & Malling Borough

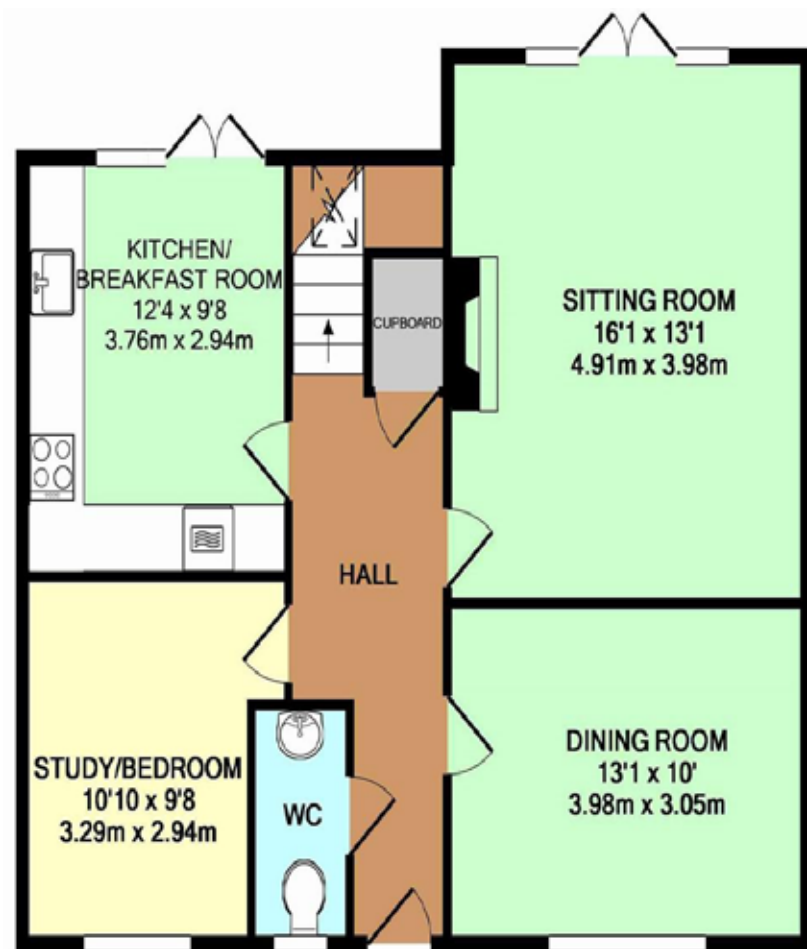
Hildenbrook Farm is situated in a rural setting off Riding Lane, a favoured country lane just over a mile from this popular village offering the One Stop shop/post office, chemist, hairdresser, Ridings Café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. 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.

Viewing Strictly By Appointment

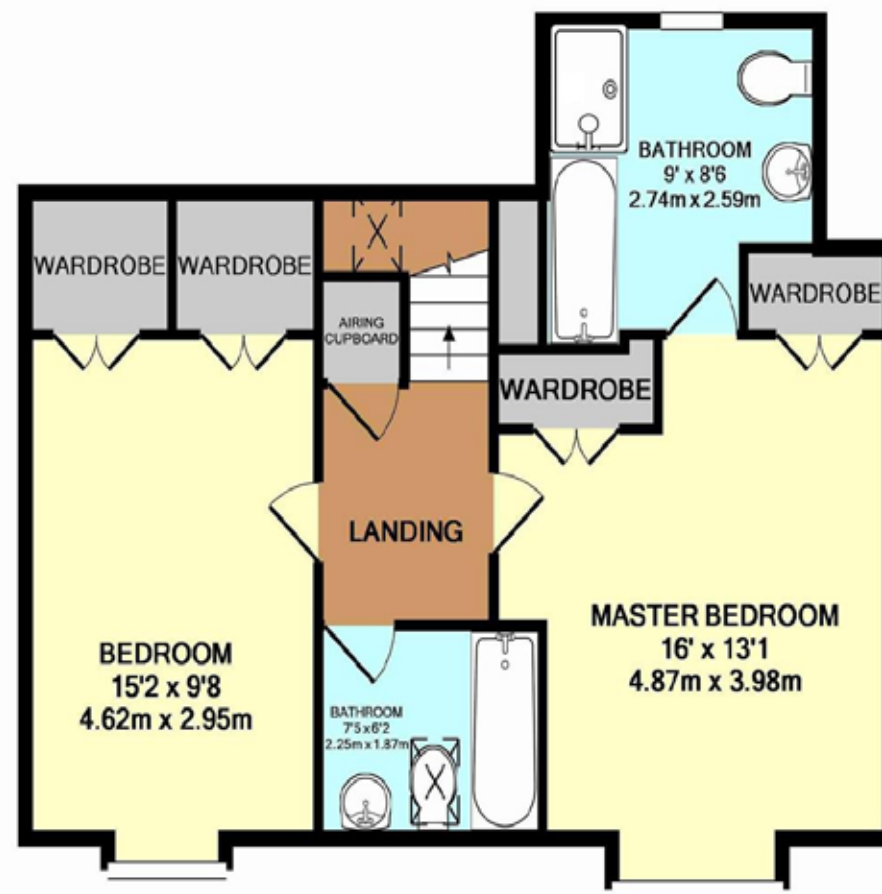
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GROUND FLOOR
APPROX. FLOOR
AREA 698 SQ.FT.
(64.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.3 SQ.M.)



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