



8 Hildenbrook Farm, Riding Lane, Hildenborough, Kent, TN11 9JN
Guide Price: £700,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Semi-Detached Mews Style Home
- *Sitting Room with Open Fireplace
- *Interconnecting Dining Room *Study/Bedroom Three
- *Shaker Style Kitchen/Breakfast Room *Downstairs Cloakroom
- *Main Bedroom with Modern En-Suite Bathroom *Family Bathroom
- *Further First Floor Bedroom *Pretty Front Cottage Gardens
- *Rear Garden with Terrace
- *Six acres of Communal Grounds including Meadows and Woodland
- *Two Secure Parking Bays

Description

Attractive semi-detached mews style home occupying a charming courtyard setting within the sought after Hildenbrook Farm development which is situated in the heart of the greenbelt and is designated a special landscape area. The farm consists of a selection of character homes and apartments designed and built by Berkeley Homes in the late 1990's on the theme of a Kentish Farm over the centuries. It has been sympathetically developed to blend in with the surrounding area and there are six acres of communal grounds for the mutual enjoyment of the residents.

Accommodation

- Wooden front door leading to entrance hall with stairs rising to first floor and under stairs cloaks cupboard housing fuse board. Newly fitted Herringbone Amtico flooring throughout.
- Cloakroom comprising close coupled w.c, pedestal basin, ceramic tiled floor and wall tiling to half height with border tile, inset lighting, opaque window and fitted vanity mirror.
- Dining room having aspect over the front and double wooden glazed multi-paned doors connecting through to:-
- Sitting room with attractive composite stone open fireplace, mantle and hearth, continuation of herringbone Amtico flooring, double doors to garden terrace with matching side windows.
- Bright dual aspect ground floor study/bedroom three with aspect to front.
- Shaker kitchen/breakfast room fitted with a range of cream wall cabinets and base units, incorporating ceramic butler sink with wood block drainer and chrome mixer tap, further laminate work surfaces with tiled splashback, De Dietrich integrated appliances including inset four ring gas hob with extractor hood over, eye level double oven with cupboards above and below, integrated fridge/freezer, integrated dishwasher and washing machine. Open display cupboard with plate rack, cupboard housing Potterton gas fired boiler with programmer, ceramic tiled floor and inset ceiling lighting. Double doors and window to garden
- First floor landing having airing cupboard with hot water cylinder, Velux window letting light flood in, doors to bedrooms and bathroom.
- Main bedroom having part vaulted ceiling and two built in double wardrobes with hanging and shelf space, window to front, door to recently renovated en-suite bathroom comprising standalone bath with free standing shower and taps, separate walk in shower with rainfall shower and handheld unit on riser and glazed screen with contemporary tile surround, close coupled w.c and vanity unit with round ceramic sink.
- Second first floor bedroom with part vaulted ceiling, two built in double wardrobes into eaves, small window to side and window to rear.
- Family bathroom comprising close coupled w.c, panelled bath having tiled walls and border tile, Aqualisa shower on riser, white wooden panelling to dado height, pedestal basin, ceramic tiled floor, inset ceiling lighting, extractor and opaque window.

- Pretty cottage gardens to the front and side of the property, incorporating areas of lawn interspersed with well established mature shrub/flower borders providing year round interest, pathway leading to the front door.
- The recently relandscaped rear garden and two terrace areas provide an ideal area for outside dining with the remainder of the garden laid to lawn with mature shrub /flower borders, part walled and fenced boundaries, wooden side gate giving access to side. Storage area and outside tap.
- Communal Grounds: Approximately six acres including formal gardens, wildflower meadows, woodland, ponds and brookside walks for the exclusive use and enjoyment of residents. Two designated parking spaces in gated car park.
- Services: All Main Services. Gas central heating. Double glazed windows.
- Council Tax Band: F – Tonbridge & Malling. EPC: C
- Maintenance Charge: £1,352.93p/a including maintenance of communal grounds, access road and car park.

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.

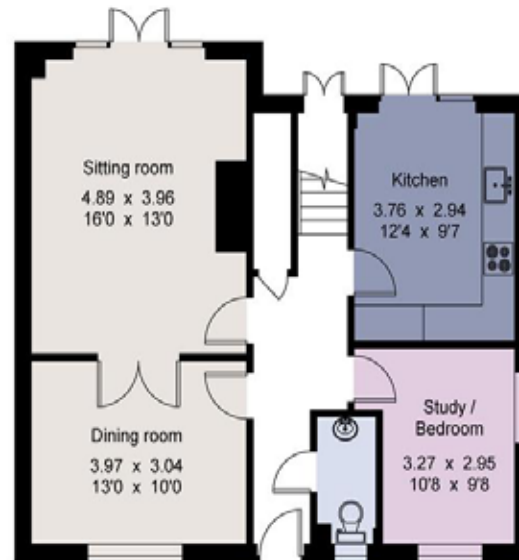
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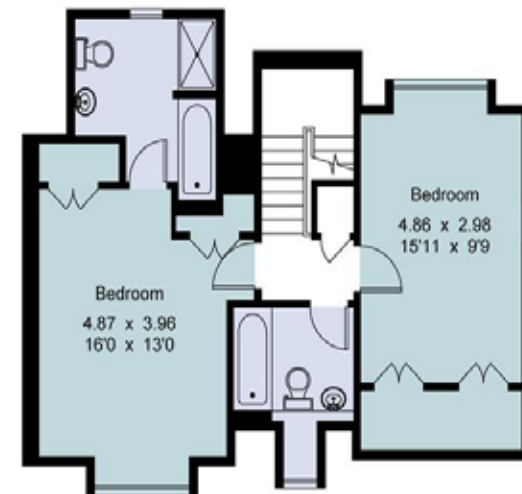
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8 Hildenbrook Farm, Hildenborough
Gross internal area (approx) 123.9 sq m/ 1333 sq ft



Ground floor



First floor

For identification only - Not to scale
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