



63 Tonbridge Road, Hildenborough, Kent. TN11 9BH  
Guide Price: £850,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Elegant Detached Victorian Family House
- \*Five Bedrooms
- \*Character Features
- \*Established Level Rear Garden & Terrace
- \*Three Reception Rooms
- \*Striking Kitchen/Breakfast Room
- \*Separate Utility & Cloakroom
- \*Family Bathroom & Roll Top Bath
- \*Guest Bedroom with En-Suite Shower Room
- \*Attic Room/Office Space
- \*Block Paved Driveway & Garage Storage Areas

#### Description

A rare opportunity to acquire this elegant, detached Victorian five-bedroom family home, which has been thoughtfully remodelled, ideally located on the borders of Hildenborough and Tonbridge, within close proximity to local schools and amenities. This delightful property occupies a generous plot, with the rear garden extending to just over 100ft in length.

#### Accommodation

- This charming Victorian home is approached over a block paved driveway with open brick entrance porch and impressive wooden front doors with stained glass windows, opening into the entrance hallway with picture and dado rails and marble tiled flooring. Archway through to the dining room and door to the:-
- Sitting room, full of character with bay window to front, central open brick fireplace with exposed brick chimney breast, picture rail, ornate ceiling rose and stripped wooden floorboards. Wooden concertina doors open the space to the dining room creating a lovely flow through the ground floor.
- Bright dining room, corner staircase rising to the first floor with smart workstation beneath, further exposed brick fireplace, full height glazed door to the terrace, engineered oak flooring and open archway to the kitchen.
- Striking kitchen/breakfast room fitted with a comprehensive range of in-frame wall mounted cabinets and base units of cupboards and drawers with complimenting wood block worktops, metro tiled splashback and central island with undermounted butler sink and breakfast bar return. Integrated dishwasher, Stoves range cooker and space for American style fridge/freezer. Stone flooring and French doors open out onto the rear terrace with pergola and climbing Wisteria.
- Off the dining room is the additional reception study/occasional room, continuation of the engineered oak flooring and central exposed brick fireplace. Double doors leading to the utility room with attractive quarry tiled floor and door to ground floor cloakroom with close coupled toilet and basin.
- First floor L-shaped landing with large fitted double airing cupboard and access to versatile attic space via a hatch with wooden folding drop down ladder.
- Large attic room, currently utilised as an office/snug with windows front and back, two skylights and eaves storage space, one interconnecting to further main loft area, offering a variety of uses.
- Main bedroom with aspect to rear overlooking the garden, triple wardrobe and fitted cupboard, accessed from the hallway and with a connecting door to the:-
- Spacious Victorian style family bathroom comprising roll top bath, high level cistern toilet and pedestal sink. Feature cast iron fireplace and stripped wooden flooring.
- There are four further bedrooms, three having an aspect to front and one guest suite having an aspect to rear and en-suite shower room, which completes the first floor accommodation.





- Garage, currently separated into two storage areas, one having an up an over door to the driveway and one accessed from the hallway housing the gas fired boiler, offering a variety of uses or could be converted back to a garage if required.
- The established south westerly facing rear garden is a particular feature, extending to just over 100ft in length with extensive terrace and decked area, ideal for summer entertaining and barbeques. Mainly laid to level lawn with mature tree, shrub/flower borders, fenced boundaries and garden shed.
- Services: All mains services. Gas fired central heating with Nest control. Double glazed windows.
- Council Tax Band: G – Tonbridge & Malling Council
- EPC: C

#### Situation

The property is conveniently located on the Tonbridge/Hildenborough borders with the popular towns of Sevenoaks and Tunbridge Wells nearby. A short walk from the house the Never Say Never Elite pub is due to open shortly and the BP garage with M&S food offers day to day amenities. The popular village of Hildenborough offers local shops, 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. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman Castle and riverside park, offering an excellent range of High Street shops, supermarkets, coffee shops and restaurants. Main line stations in Tonbridge and Hildenborough offer fast frequent services to London Charing Cross/Cannon Street and London Bridge. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd, Tonbridge Grammar School and Weald for Girls and The Skinners School. Private schools including Sackville, Hilden Oaks, Hilden Grange Sevenoaks and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Hillview. Leisure facilities include Tonbridge Park offering open air swimming pool, tennis courts and children's play areas. 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

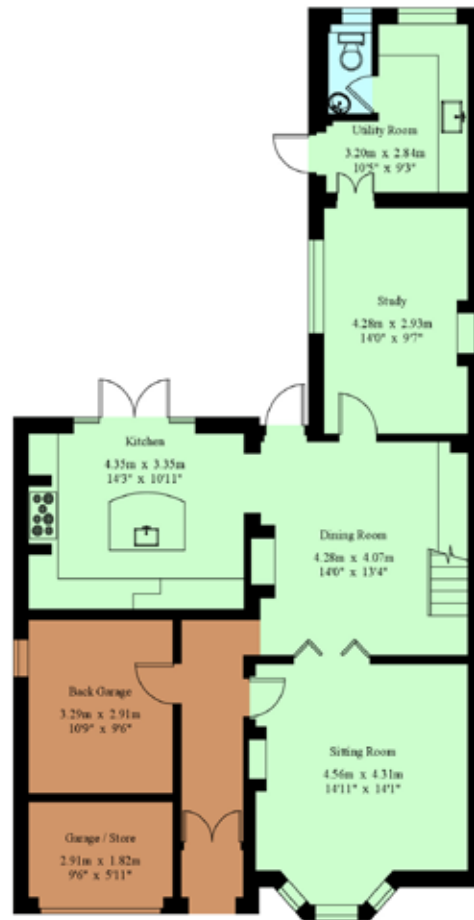
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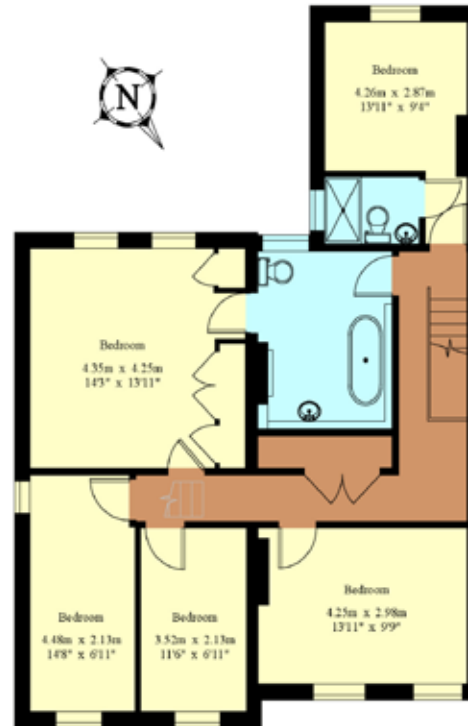


## 63 Tonbridge Road

Gross Internal Area : 211.6 sq.m (2277 sq.ft.)  
(Including Garage)

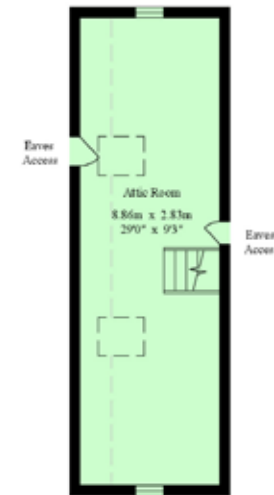


Ground Floor



First Floor

----- Restricted Height



Second Floor



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