



Ivydene, 36 Riding Lane, Hildenborough, Kent TN11 9HY
Guide Price: £795,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Handsome Edwardian Extended Semi-Detached Family Home

*Central Village Location opposite Recreation Ground

*Four Bedrooms *Spacious Sitting Room

*Contemporary Kitchen/Dining Room Extension

*Utility Room and Cloakroom *Study *Three First Floor Double Bedrooms

*Family Bathroom *Second Floor Bedroom and En-Suite Cloakroom

*Front Garden and Driveway *Attractive Rear Garden over 100'

Description

An opportunity to acquire this handsome semi-detached Edwardian four bedroom family home, being one of an individual pair situated in a prime position opposite the playing fields in the centre of the village. The property boasts many character features, including sash windows, stripped woodwork and high ceilings, whilst having the benefit of a spacious contemporary kitchen/dining room extension across the rear having high vaulted ceilings with bifold doors opening to the good sized rear garden.

Accommodation

- Original stonework to the front elevation including a stone porch canopy, lantern, stripped wooden and glazed front door leading to the entrance hallway with stairs rising and turning to the first floor with wooden balustrade, under stairs area with window, attractive feature porthole, high ceilings and picture rails.
- Sitting room with wooden sash windows to front, character open fireplace, high ceilings, picture rails and wall light points, built-in cupboard to recess and fitted book shelving. Original open arched doorway leading through to:-
- Contemporary kitchen/dining room extension flooded with light having high vaulted ceiling, three skylight windows and bifold doors opening out onto the rear terrace. Kitchen fitted with a range of cream wall mounted cabinets and base units of cupboards and drawers with complementing granite worktops and brick tiled splashback. Neff appliances including eye level hide and slide oven and further oven below, induction hob with extractor over and integrated dishwasher to the spacious island unit with matching worktop and under mounted sink with draining groves. Space for American style fridge/freezer, door to garden and door to study, utility room and downstairs cloakroom. Attractive wood effect laminate flooring and underfloor heating throughout the rear extension.
- Utility area fitted with a tall cupboard housing Ideal gas fired boiler and programmer, laminate worktop, space and plumbing for washing machine and cupboards, door to the fully tiled cloakroom comprising close coupled w.c and corner basin.
- Study/family room with window to side and inset ceiling lighting.
- First floor landing having attractive stripped wooden panelled doors with brass furniture to all rooms and staircase rising to the second floor with wooden balustrade.
- Main bedroom with wooden sash window to front, picture rail and a range of fitted bedroom furniture including wardrobes and dressing table. Second bedroom with aspect to rear overlooking the garden, picture rail and pine fitted double wardrobe. Third bedroom also with aspect to rear and two pine corner cupboards, one housing the hot water cylinder.
- The family bathroom completes the first floor accommodation, fitted with a white suite comprising panelled bath, shower over and glazed screen, close coupled w.c and pedestal basin.



- Second floor landing with eaves storage space and fitted bookshelves, door to bedroom into eaves having aspect to rear, eaves storage cupboards, fitted pine wardrobe and door to en-suite cloakroom with close coupled w.c and basin.
- Large attractive level rear garden extending to over 100' in length being mainly laid lawn with terrace, fenced and mature hedged boundaries and shrub/flower borders, central apple tree. Seating area with pergola, garden shed and vegetable beds to the far rear. Former garage now clad and utilised as a garden room/workshop with external power sockets. Tarmac pathway leading to the side, external water tap, brick arch and wrought iron gate to front.
- Driveway to front offering ample off road parking and pretty cottage style garden with mature hedged boundary, lawn and shrub/flower borders including roses and fuchsias.
- All mains services. Gas central heating, underfloor to the rear extension. Mainly double glazed windows.
- Council Tax Band: E – Tonbridge & Malling. EPC: D

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 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. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



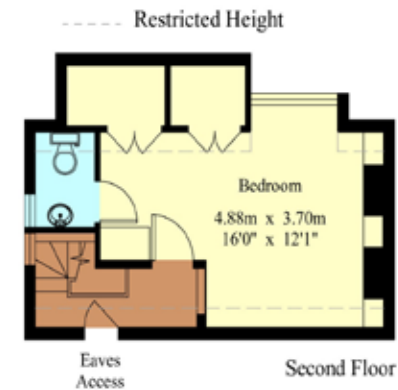
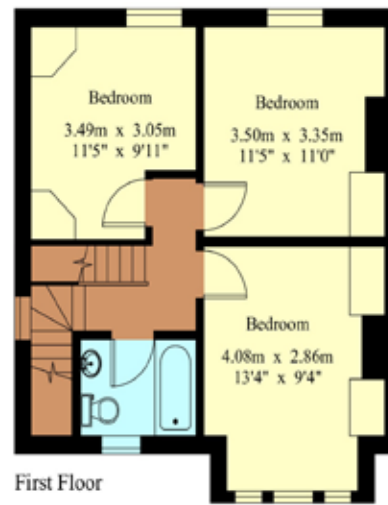
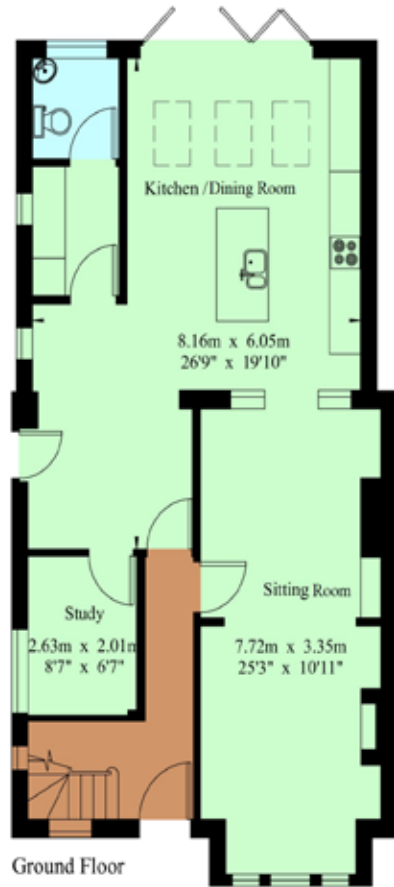
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36 Riding Lane

Gross Internal Area : 155.3 sq.m (1671 sq.ft.)



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