



Nizels Lane, Hildenborough, Tonbridge, Kent, TN11

Guide Price £850,000 - £875,000

When experience counts...

est. 1828
bracketts

Offered for sale is this delightful attached oast house which is believed to date from the mid 1800's and was converted in 1987. Situated on a favoured country lane, just half a mile from Hildenborough main line station & Nizels Golf and Country Club and next to a working farm. The property offers well proportioned accommodation arranged over two floors and comprises two roundel reception rooms include a sitting room and dining room, both with feature wood burning stoves and cloakroom. Double doors from both rooms provide outside access. The kitchen is fitted with a range of bespoke wall and floor cupboards with solid oak doors by Rencraft, complemented by granite work surfaces and a Butler sink. There is space for a range-style cooker, fridge/freezer, concealed washing machine and dishwasher. Four bedrooms are located on the first floor, including two roundel bedrooms, one being the master bedroom which cleverly incorporates an en suite shower room. There is also a family bathroom comprising a bath with shower over, WC and hand wash basin. The first floor landing benefits from a range of fitted storage cupboards. To the outside, the garden has been professionally landscaped with part walled gardens principally laid to lawn with planted borders and a paved terrace which incorporates a brick barbeque area and outdoor sink. Two timber sheds provide useful garden storage and one has power and light with a separate electricity supply in readiness for the installation of an EV charging point. There is a gravelled driveway for two vehicles to the front of the garden. Agents Note: Home Farm Oast has right of access to the front of the property

Four Bedrooms

Attached Two Roundel Oast House

Rencraft Bespoke Kitchen / Breakfast Room

Two Reception Rooms in The Roundels

En Suite Shower To Master

Professionally Landscaped Rear Gardens

Driveway For Two Vehicles

Close to Mainline Station - Hildenborough

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LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

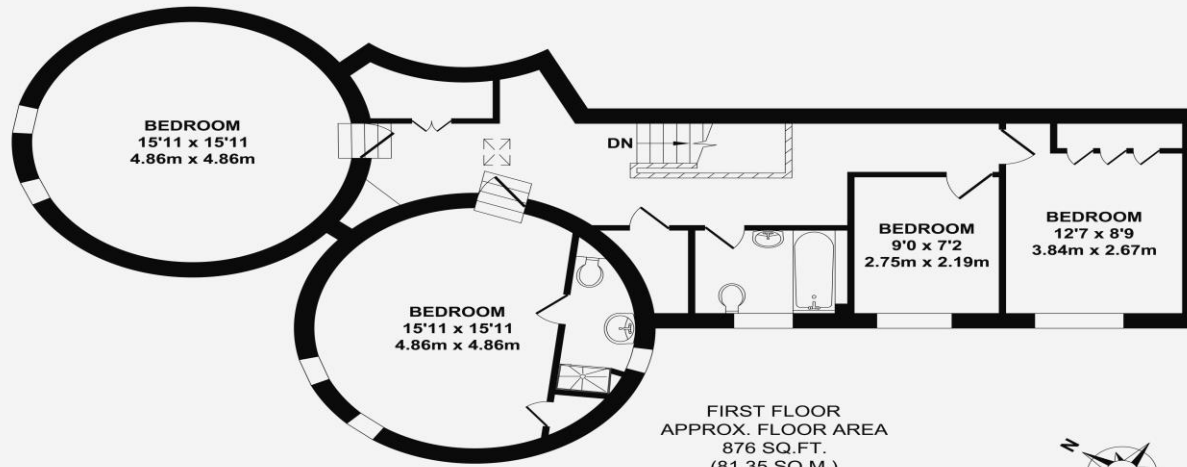
ADDITIONAL INFORMATION:

Council Tax Band F

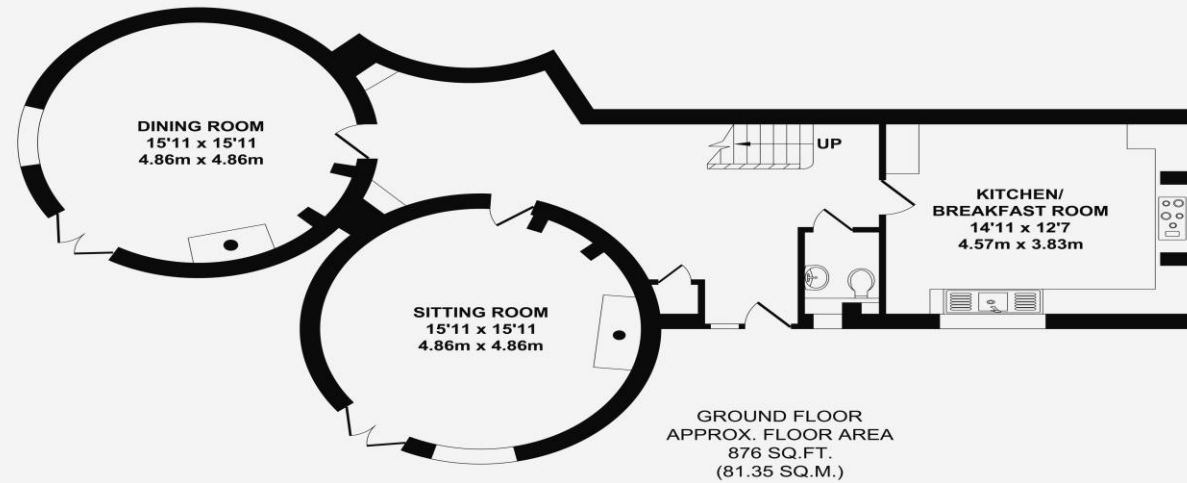
Double Glazed Windows



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FIRST FLOOR
 APPROX. FLOOR AREA
 876 SQ.FT.
 (81.35 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR AREA
 876 SQ.FT.
 (81.35 SQ.M.)

TOTAL APPROX. FLOOR AREA 1751 SQ.FT. (162.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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