



BASSETTS

Hildenborough, Kent



A SUBSTANTIAL FAMILY HOME SET IN STUNNING GROUNDS

With stables, paddocks, tennis court and an extensive range of outbuildings situated on Mill Lane, Hildenborough, near Sevenoaks and Tonbridge.

Summary of accommodation

Ground Floor: Reception hall | WC | Study | Drawing room | Sitting room | Dining room | Utility | WC | Kitchen/breakfast room

First Floor: Nine bedrooms | Two dressing rooms | Three WCs | Three bathrooms

Outbuildings: Bothy | Garaging | Stables | Store room | Workshop | WC | Greenhouse | Open barn

In all about 15.52 acres

Distances: Hildenborough 0.8 miles (London Bridge Station from 30 minutes and London Cannon Street from 39 minutes)
Tonbridge 3.2 miles, Sevenoaks 4.5 miles, Penshurst 5.8 miles, Tunbridge Wells 13.2 miles
Gatwick 27.1 miles, Central London 34.7 miles
(All distances and times are approximate)



DESCRIPTION

Tucked away on the sought-after Mill Lane within easy reach of the picturesque village of Underriver, Bassetts is a charming and expansive family home. Set within 15.52 acres of landscaped gardens, paddocks and woodland it is ideally located just a short distance from Hildenborough, Tonbridge and Sevenoaks.







BASSETTS

With an internal area of 4791 sq ft, Bassetts offers an array of fantastic living spaces on the ground floor including a spacious entrance hall, impressive formal drawing room, sitting room, and a dining room which leads through to the kitchen/breakfast area. A handsome study/library, gun room, wine store, utility room and cloakroom complete this floor.

Upstairs, the property presents eight generous bedrooms and a smaller bedroom for a child or nursery, supported by three family bathrooms. Many of the bedrooms enjoy far-reaching views across the gardens and grounds and while the principal suite already benefits from its own dressing room there is great potential for others to be redesigned and modernised to incorporate en suite bathrooms/dressing rooms too.





GARDENS & GROUNDS

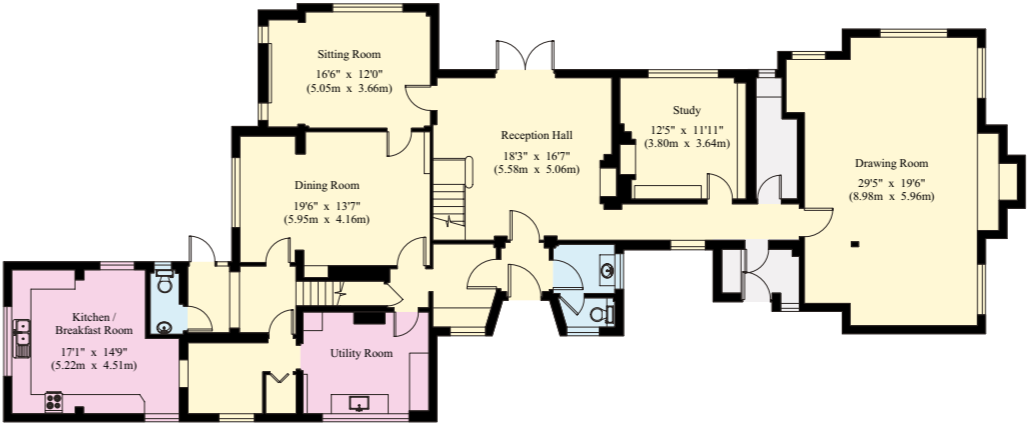
Bassetts occupies an idyllic setting, surrounded by beautifully landscaped gardens, outdoor entertaining areas and views across peaceful, natural surroundings. A wide range of amenities are on offer including a tennis court and extensive outbuildings, which comprise two double garages, two stables, a tack room, an open barn, two workshops and a greenhouse. There is also a delightful gazebo overlooking the well-stocked fish pond as well as a Bothy (summer house) which provides a further entertaining space overlooking a croquet lawn and tennis court. The property enjoys three separate paddocks as well as over four acres of private bluebell woodland (designated as Ancient Woodland) and separated from the rest of the garden by a stream - all of which contribute to a wonderfully private countryside setting. Note - The property is well maintained and double glazed throughout but would benefit from some modernisation.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outbuildings

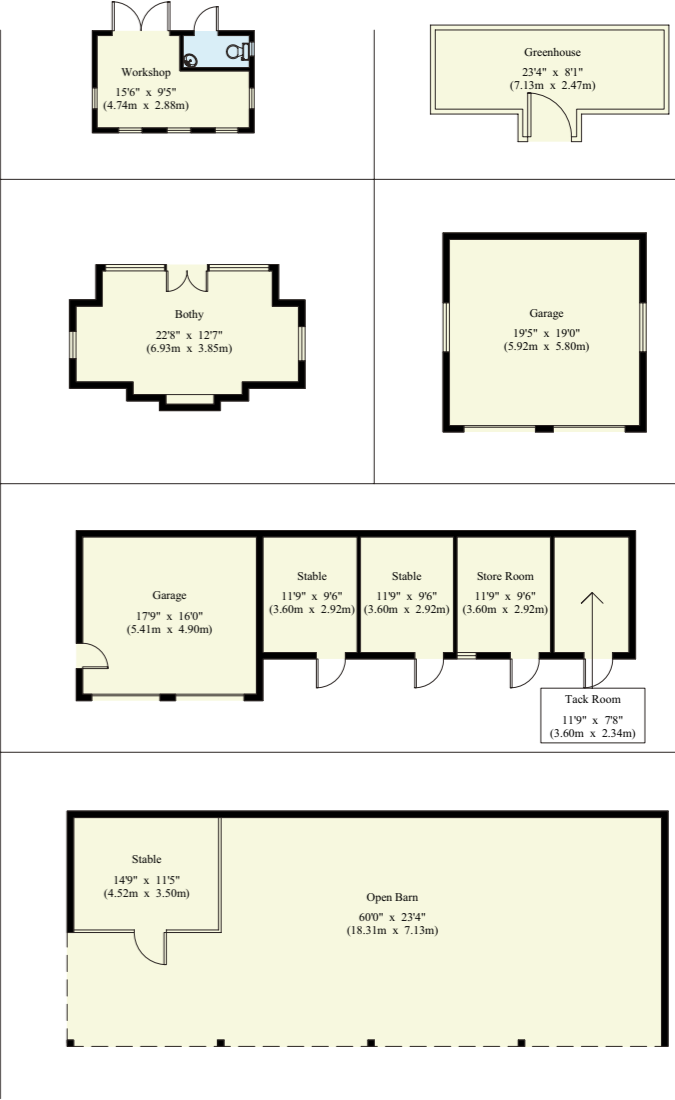


First Floor



Ground Floor

Approximate Gross Internal Area
House: 445.1 sq.m (4791 sq.ft.)
Outbuildings: 285.6 sq.m (3074 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LOCATION

The station at Hildenborough is very close by and sits between Tonbridge station and Sevenoaks station on the mainline to London with direct trains to London Bridge (approx 30 minutes), Cannon Street and Charing Cross. The A21 provides speedy access to the M25 and the UK motorway network including Channel Ports, Gatwick, Heathrow and the heart of London.

Bassetts is also very well located for schools with Tonbridge School (3 miles) and Sevenoaks School (4.5 miles) both an easy commute as well as many other excellent options including The Judd School, Walthamstow Hall and The New Beacon.

The house is ideally set for the Kent Downs and High Weald Areas of Natural Beauty and benefits from excellent access to the surrounding Countryside. There are numerous golf courses nearby including Nizels Country Club, Knole Park and Wilderness (an Open qualifying course). There are also many active local cricket, football and rugby clubs. Sevenoaks, Tonbridge and Tunbridge Wells all have a wide range of amenities, shops and restaurants and there are a multitude of highly rated countryside pubs and restaurants nearby too.

PROPERTY INFORMATION

- Tenure:** Freehold
- Local Authority:** Tonbridge and Malling Borough Council
- Council Tax:** Band H
- EPC rating:** D



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