



£615,000

High Hilden House High Hilden Close, Hildenborough, Tonbridge, Kent, TN10 3DB

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Welcome to HIGH HILDEN HOUSE - This unique apartment consists of 2 bedrooms, 2 bathrooms and a spacious living room with doors leading out to a patio. The property is situated on the ground floor of a newly and sympathetically refurbished Edwardian manor.

The Property

High Hilden House is a magnificent, sympathetically refurbished Edwardian dwelling. The property, originally built in 1906, is now reimagined as an exclusive collection of 1, 2, 3 and 4 bedroom houses and apartments. High Hilden House, situated off a private residential road, now benefits from original features and a generous communal garden for residents to enjoy.

Location

Hildenborough itself is a bustling village providing a wide range of local amenities such as a One Stop Shop with post office, medical centre, village hall, church, public house, library, hairdressers and a small Marks & Spencer in the BP garage. There is also a well supported weekly farmer's market offering over 20 stalls brimming with fresh produce, hand crafted items and more.

Located midway between Tonbridge & Sevenoaks you also have easy access to further excellent range of shops, restaurants and recreational facilities together with renowned schooling on your doorstep.

Leisure Facilities

Tonbridge School Centre Members' Leisure club, which offers superb gym facilities and classes, is in easy walking distance. Also within easy reach, further leisure facilities can be found at Hilden Golf driving range and Nizels Golf and Country Club.

Schooling

There are a number of primary schools including Stocks Green and Hildenborough. If secondary schools is what you are looking for, there are a selection of highly regarded grammar and private schools in Sevenoaks, Tonbridge & Tunbridge Wells which are all within easy reach of High Hilden House.

Travel & Commuting

Local bus services run from the end of High Hilden Close into the town and surrounding areas. With excellent road access to the M25 via the A21, approx. 5mins away, as well as excellent rail services from either Hildenborough, Tonbridge or Sevenoaks with fast services to London Charing Cross/Cannon Street with journeys approx. 35-40mins, commuting from High Hilden House couldn't be easier.

Plot 7

Plot 7 is a spacious newly refurbished two bedroom apartment located on the ground floor of High Hilden House. The apartment incorporates the character of an Edwardian property with the contemporary fixtures and fittings of a new home. One notable feature of the property is the patio accessed via the living room, which will allow future residents to enjoy the views of the generous communal gardens at their leisure.

Hallway

Engineered wood flooring, storage cupboard

Kitchen/diner

24'8 x 12' max (7.52m x 3.66m max)

Contemporary designed range of fully fitted matt light grey kitchen units with a range of handleless wall and base units. Range of Bosch and Zanussi integrated appliances including fridge/ freezer, dishwasher, washer/dryer, oven and combination oven/microwave, induction hob and extractor hood. Quartz worktops with inset stainless steel sink, oak engineered flooring, window to side

Living

15'6" x 14'2" (4.74 x 4.32)

Oak engineered flooring, 2 windows overlooking private patio.

Master bedroom with En-suite

17'6" x 10'3" (5.34 x 3.13)

100% wool fitted carpet. Rear aspect window, dressing room.

En-suite

7'9" x 6'0" (2.38 x 1.84)

Contemporary white suite by Duravit, comprising sink, separate shower, WC. Keraben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting.

Bedroom 2 with dressing room

15'6" x 9'6" (4.74 x 2.92)

Leading into dressing room. 100% wool fitted carpet, large window to rear overlooking private patio.

Bathroom

13'9" x 9'2" (4.21 x 2.80)

Contemporary white suite by Duravit, comprising sink, separate shower, bath and WC. Keraben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting.

Rear patio

large rear aspect patio.

Parking

2 allocated parking spaces

Main Building Features

- Large stunning entrance lobby to building
- Lift access to all floors
- 125 year lease terms for all apartments

Photography

Internal photography is indicative only and not of the advertised property.

Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. May be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.