



£380,000

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

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Plot 12 is a stunning 1 bedroom, 1 bathroom, second floor apartment, with large original Juliet balcony overlooking the communal gardens and beyond, within the stunning grounds of High Hilden House offered as a leasehold property.

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, café and a small Marks & Spencer in the BP garage. There is also weekly farmer's market offering over 20 stalls brimming with fresh produce, hand crafted items and more, which has become a popular meeting place for the local community.

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, Hildenborough and Fosse Bank; the later of which is private. 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 and 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 12

Plot 12 is a spacious newly refurbished one bedroom apartment located on the second 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 Juliet balcony to the living room, which frames the views of the generous communal garden.

Hallway

Hallway giving access to the lounge/diner, kitchen, bedroom and bathroom, Engineered wood flooring throughout

Kitchen

10'10 x 10'5 (3.30m x 3.18m)

Contemporary designed 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, oven and combination oven/microwave, induction hob and extractor hood. Quartz worktops with inset stainless steel sink. Oak engineered flooring. Side aspect window

Utility room.

8'10 x 5'3 (2.69m x 1.60m)

Engineered wood flooring, washer/dryer, side aspect window

Lounge/ diner

19'11 x 14'9 (6.07m x 4.50m)

Spacious lounge/diner with original large rear aspect window and juliet balcony with views over the communal garden and beyond.

Bedroom

13'2 x 11'3 (4.01m x 3.43m)

Large bedroom with rear aspect original window overlooking the communal gardens and beyond, 100% wool fitted carpet.

Bathroom

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

Additional features

Large stunning entrance lobby to building

- Lift access to all floors
- 125 year lease terms for all apartments
- Professional Consultant Certificate Warranty
- Parking space upgrade to include electric car charging point at a cost of £5,000, subject to availability
- Management fees to be confirmed

Photography

Images are of the advertised apartment, High Hilden House exterior and communal entrance hall.

Disclaimer

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