



**£625,000**

Plot 11, High Hilden House High Hilden Close, Hildenborough, Tonbridge, Kent, TN10 3DB

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Introducing Plot 11 at High Hilden House. This beautiful 2 bedroom, 2 bathroom, apartment is situated on the top floor of High Hilden House; a thoughtfully refurbished Edwardian manor. The property boasts spectacular views of the Kentish countryside.

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## The Property

High Hilden House is a magnificent Edwardian dwelling sympathetically refurbished this year. 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 electric gates 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 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 & 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 11

Plot 11 is a spacious newly refurbished two 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

Spacious entrance hall with doors leading to all bedrooms and living space. Engineered oak flooring.

## Kitchen

20'0" x 12'8" (6.11 x 3.88)

Side aspect Contemporary designed fitted matt light grey kitchen units with a range of handle less wall and base units. Bosch and Zanussi integrated appliances including fridge/ freezer, dishwasher, washer/dryer, oven and combination oven/microwave, induction hob and extractor hood and this stunning room is finished with Quartz worktops and inset stainless steel sink. the central island and space for a small table and chairs makes this a perfect room when entertaining friends putting the world to rights while cooking up a storm in the kitchen.

## Lounge/dining room

19'6" x 12'8" (5.95 x 3.88)

Spacious entertaining space with feature patio doors leading to standing Juliet balcony offering stunning far reaching views. Oak engineered flooring.

## Master bedroom with En-suite

15'6" x 14'8" (4.74 x 4.48)

Double fronted master suite with access to a built in wardrobe and hidden storage room. Adjacent is a stunning en-suite shower room with a front aspect window. 100% wool fitted carpet.

## En-suite

11'8" x 6'5" (3.57 x 1.96)

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

13'6" x 11'5" (4.14 x 3.49)

Rear aspect double bedroom with original features and far reaching views to the rear. 100% wool carpet flooring

## Main Bathroom

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

## Parking

2 parking spaces

## 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

## Disclaimer

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