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New Homes



£799,000

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

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A stunning three storey mews house within the gated development of High Hilden House, a recently refurbished Edwardian manor house. Boasting 4 bedrooms, 3 bathrooms, original features and a courtyard style garden - viewing of this property is highly recommended.

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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, 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 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 3, High Hilden House

Located within the grounds of High Hilden House, Plot 3 is a 1,631sqft three storey mews house benefitting from its own private garden. The main entrance to this property is accessed via the main building but the property is offered to the market as a freehold property.

## GROUND FLOOR

A spacious entrance hall with two storage cupboards, doors leading to the open plan kitchen/dining/living room and downstairs cloakroom, oak engineered flooring and stairs leading to lower ground and first floors.

## Kitchen Area

11'1" x 6'11" (3.38 x 2.12)

A contemporary designed matt light grey kitchen units with handleless wall and base units. Bosch and Zanussi integrated appliances including fridge/ freezer, dishwasher, oven and combination oven/microwave, induction hob and extractor hood, perfectly finished with Quartz worktops and inset stainless steel sink. Small utility/pantry off kitchen area.

## Utility Room

4'9" x 4'8" (1.46 x 1.44)

Range of wall and base units with space and plumbing for for a washing machine/tumble dryer. Oak engineered flooring.

## Living/Dining

18'6" x 13'3" (5.66 x 4.04)

An open plan living space with oak engineered flooring throughout and access to private rear garden.

## Lower ground floor

Stairs leading down to lower ground floor with access to bedrooms 3 and 4, the family bathroom, and an additional utility room.

## Bedroom 3

13'3" x 10'9" (4.05 x 3.29)

Rear aspect double bedroom with 100% wool carpet.

## Bedroom 4 with En-suite shower room

10'9" x 9'3" (3.29 x 2.84)

Rear aspect double bedroom with 100% wool carpet flooring, en-suite shower room and garden access.

## En-suite shower room

8'5" x 4'9" (2.59 x 1.46)

Contemporary white suite by Duravit comprising of a sink, shower and WC. Other features include Karaben Grupo Spanish porcelain tiling, a chrome heated towel rail, shaver point and LED lighting.

## Utility Room

10'9" x 6'0" (3.28 x 1.83)

Range of wall and base units with space and plumbing for for washing machine/tumble dryer. Oak engineered flooring.

## Bathroom

10'1" x 6'6" (3.09 x 2)

Contemporary white suite by Duravit, comprising of a sink, bath and WC. Other features include Karaben Grupo Spanish porcelain tiling, a chrome heated towel rail, shaver point and LED lighting.

## FIRST FLOOR

A landing with a further cupboard and access to two bedrooms and family bathroom.

## Bedroom 1

13'7" x 11'9" (4.15 x 3.60)

Side aspect double bedroom with 100% wool carpet flooring.

## Bedroom 2

12'10" x 8'11" (3.93 x 2.74)

Rear aspect double bedroom with 100% wool carpet flooring.

## Family bathroom

12'2" x 6'7" (3.71 x 2.01)

Contemporary white suite by Duravit comprising of a sink, bath and WC. Other features include Karaben Grupo Spanish porcelain tiling, a chrome heated towel rail, shaver point and LED lighting.

## Garden

Private rear garden accessed from the ground and lower ground floors.

## Parking

2 allocated parking spaces.

## Photography

Internal property images are not of the advertised property but are indicative of the specification. External images are computer generated.

## 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.