



£495,000

Flat 1 High Hilden House 6G High Hilden Close, Tonbridge, Kent, TN10 3DB

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Welcome to Plot 6 at High Hilden House. A stunning 2 bedroom, 2 bathroom, apartment in a newly refurbished Edwardian manor house boasting many original features.

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 & 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 6

As you enter the stunning Edwardian building, plot 6 is located to the left of the grand entrance lobby area. Accessed via a private door into another small lobby area, this stunning 2 bedroom, 2 bathroom, apartment showcases many original features with large windows overlooking the communal gardens to the rear of the house. With a high specification throughout this stunning apartment will be the envy of your friends and family, and with the open plan kitchen/dining/living room ideal for entertaining at home.

Entrance lobby and hallway

Private lobby area leading to the hallway with access to bedrooms, bathroom and open plan living space. Engineered oak flooring throughout.

Kitchen/dining/living room

15'0" x 9'6" (4.58 x 2.92)

A spacious open plan room boasting stunning original feature bay windows over looking the communal gardens. Contemporary designed fully fitted matt light grey kitchen units with a range of handle less wall

and base units completed with fully integrated Bosch and Zanussi appliances including fridge/ freezer, dishwasher, washer/dryer, oven and combination oven/microwave, induction hob and extractor hood. The luxury feel of the kitchen is finished off with Quartz worktops and inset stainless steel sink. Oak engineered flooring.

Master Bedroom with En-Suite

16'6" x 15'10" (5.03 x 4.85)

Especially large master suite with feature original feature bay window over looking the communal gardens. Separate en-suite shower room. 100% wool carpet flooring

En-suite

8'11" x 5'0" (2.72 x 1.53)

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

11'5" x 9'6" (3.48 x 2.90)

Rear aspect double bedroom with views over the communal gardens. 100% wool carpet flooring

Main Bathroom

12'3" x 9'4" (3.74 x 2.85)

Stunning main bathroom boasting a free standing bath and separate shower cubicle. Contemporary white suite by Duravit, comprising sink, WC. Keraben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting. Feature Edwardian style windows over looking communal gardens.

Parking

• Parking space upgrade to include electric car charging point at a cost of £5,000, subject to availability

Photography

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

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.