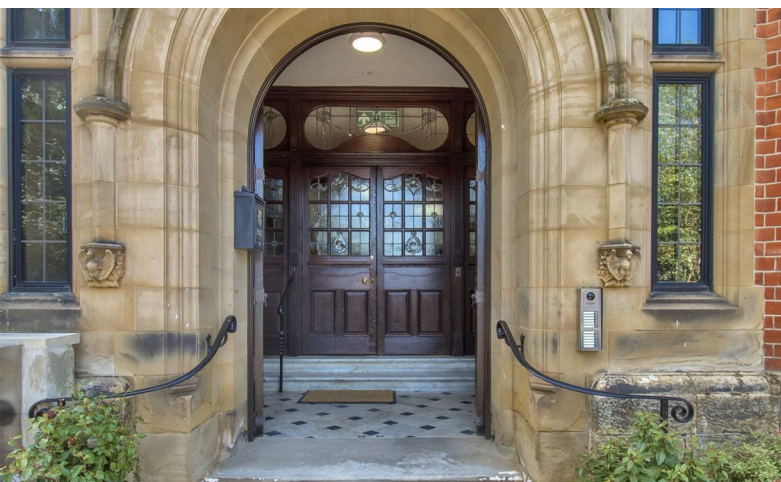




£520,000

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

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A spectacular 2 bedroom ground and basement level apartment with private side garden. Located within the recently refurbished Edwardian manor of High Hilden House, the property benefits from a gated entrance and communal garden.

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 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 5

Plot 5 is a spacious newly refurbished two bedroom apartment located over the basement and ground floors 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 its landscaped side garden.

GROUND FLOOR

Hallway

Engineered wood flooring, storage cupboard, stairs leading to basement.

Kitchen/diner/lounge

23'5 x 18'6 max (7.14m x 5.64m 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. Large front aspect bay window.

WC

Master bedroom with En-suite

21'7" x 10'4" (6.60 x 3.15)

100% wool fitted carpet. Door leading to side garden and window

En-suite

7'6" x 6'2" (2.30 x 1.90)

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

BASEMENT

Engineered wood flooring, storage cupboard

Bedroom 2 with En-suite

15'3" x 14'3" (4.65 x 4.35)

100% wool fitted carpet, two side aspect windows

En-suite

11'9" x 6'2" (3.60 x 1.90)

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

Garden

Side aspect garden

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

- Contact us for more information on management fees

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.