



6 Hildenbrook Farm, Hildenborough, Kent, TN11 9JN
Offers In Excess Of: £550,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Terraced Mews Style Home
- *Large Sitting Room with Open Fireplace
- *Shaker Style Kitchen/Breakfast Room *Downstairs Cloakroom
- *Main Bedroom with Built in wardrobes *Family Bathroom
- *Pretty Front Cottage Gardens *Rear Garden
- *Six acres of Communal Grounds including Meadows and Woodland
- *Two Secure Parking Bays
- *Chain Free

Description

Attractive terraced mews style home occupying a charming courtyard setting within the sought after Hildenbrook Farm development which is situated in the heart of the greenbelt and is designated a special landscape area. The farm consists of a selection of character homes and apartments designed and built by Berkeley Homes in the late 1990's on the theme of a Kentish Farm over the centuries. It has been sympathetically developed to blend in with the surrounding area and there are six acres of communal grounds for the mutual enjoyment of the residents.

Accommodation

- Wooden front door leading to entrance hall with stairs rising to first floor and under stairs cupboard housing fuse board.
- Cloakroom comprising close coupled w.c, pedestal basin, ceramic tiled floor and wall tiling to half height with border tile, inset lighting, opaque window and fitted vanity mirror.
- Large dual aspect sitting room with attractive composite stone fireplace, mantle and hearth, carpeted flooring, built in cupboard units and double doors to the garden patio.
- Shaker kitchen/breakfast room fitted with a range of cream wall cabinets and base units, incorporating ceramic butler sink with wood block drainer and chrome mixer tap and tiled splashback. Hotpoint integrated induction hob, eye level double oven with cupboards above and below, integrated Bosch fridge/freezer, integrated Bosch dishwasher and integrated Indesit washing/drying machine. Open display cupboard with plate rack, cupboard housing Glow worm combi gas fired boiler. Ceramic tiled floor and double doors and window to garden patio.
- First floor landing having airing cupboard with hot water cylinder, Velux window letting light flood in, doors to bedrooms and bathroom.
- Main bedroom having a built-in double wardrobe with hanging and shelf space, south facing window with aspect to the front, neutral carpet and radiator.
- Second bedroom with built in double wardrobe, south facing window with aspect to the front, neutral carpet and radiator.
- Neutrally decorated third bedroom with views over the landscaped front gardens and pond, could also serve as an office/study.



- Bright family bathroom comprising close coupled w.c and basin, panelled bath having partially tiled walls, wood effect vinyl floor, separate shower cubical, and window.
- The rear garden patio area provides an ideal space for outside dining with the remainder of the garden laid to lawn with shrub/flower borders, fenced boundaries and storage shed.
- Approximately six acres including formal gardens, wildflower meadows, woodland, ponds and brookside walks for the exclusive use and enjoyment of residents. Two designated parking spaces in gated car park.
- Services: All Main Services. Gas central heating. Double glazed windows.
- Council Tax Band: E – Tonbridge & Malling
- EPC - C
- Maintenance Charge: £1,472.16 p/a including maintenance of communal grounds, access road and car park.



Situation
 Hildenbrook Farm is situated in a rural setting off Riding Lane, a favoured country lane just over a mile from this popular village offering the One Stop shop/post office, chemist, hairdresser, Ridings Café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville in the village. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports.



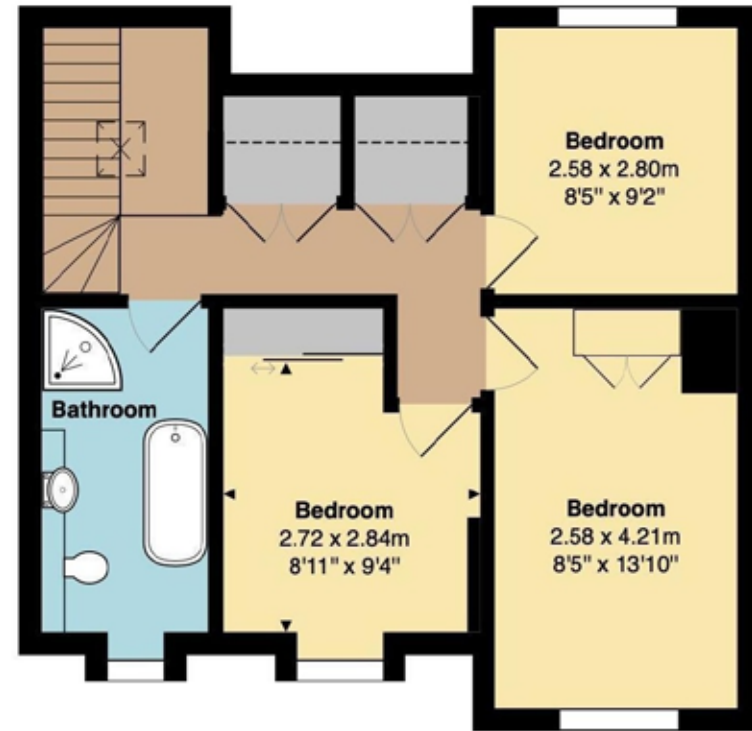
Viewing Strictly By Appointment

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Ground Floor
Area: 52.9 m² ... 570 ft²



First Floor
Area: 47.3 m² ... 509 ft²

Total Area: 100.2 m² ... 1079 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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