



24 Hill View Road, Hildenborough, Tonbridge, Kent, TN11  
9DD

£775,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Beautifully presented family home enjoying countryside views to the rear \* Stunning landscaped rear garden with patio, fish pond and waterfall \* Three reception areas including family room, study and dining room \* Sitting room with feature fireplace and inset log burner \* Block paved driveway, garage and convenient location for bus routes and favoured schools \* EPC Band C / Council Tax Band E £2857.32 PA \***

Waghorn & Company are delighted to offer to the market this beautifully arranged family home enjoying a pleasant setting with attractive views over the rear garden and adjoining farmland beyond. The property provides spacious and versatile accommodation ideal for modern family living, combining character features such as solid wood flooring and a log burner with practical living spaces including multiple reception rooms and a well-appointed kitchen. Internally the property offers excellent flow for both everyday living and entertaining, with the dining room opening directly onto the rear garden via French doors, allowing plenty of natural light to fill the space. The kitchen is well equipped with a comprehensive range of units together with space for a range cooker and American style fridge freezer, while the adjoining utility area provides further practicality. The study enjoys particularly pleasant views across the garden and open fields beyond, creating a peaceful and inspiring working environment. The sitting room forms a welcoming focal point of the home, featuring an attractive fireplace with oak mantle and inset log burner. Externally the property is equally impressive, with stunning landscaped gardens that have been beautifully maintained by the current owners. There is an Indian stone patio ideal for outdoor entertaining, a dedicated BBQ area and immaculate lawns, all enjoying a truly stunning backdrop of open farmland to the rear. The location is highly convenient, being well positioned for local bus routes and a number of much favoured schools, making this an ideal setting for family life. Whilst the word immaculate is often used to describe property, in this instance it is entirely justified. This is a truly beautiful home in a wonderful setting, and with the backdrop of open countryside behind, it is easy to see why properties such as this are so rarely available. We are genuinely delighted to have been chosen as the seller's agent and consider it a real privilege to present this exceptional home to the market. An internal viewing is highly recommended to fully appreciate the space, quality and setting this wonderful home has to offer.

#### **Entrance Hall**

Solid wood flooring. Stairs rising to the first floor. Radiator. Doors leading to the family room and kitchen.

#### **Family Room**

Double glazed leaded light window to the front. Built in display cabinet with cupboards below. Radiator. Two wall light points. Door leading to the sitting room.

#### **Sitting Room**

Solid wood flooring. Feature fireplace with oak mantle and inset log burner. Radiator. Inset spotlights. Door to study and opening through to the dining room.

#### **Study**

Double glazed window overlooking the rear garden and fields beyond. Solid wood flooring. Radiator.

#### **Dining Room**

Tiled floor. Double glazed French doors leading to the rear garden with matching side windows. Additional double glazed window to the rear. Door leading to the side and utility area. Underfloor heating. Open plan to Kitchen

#### **Kitchen**

The kitchen is fitted with a 1½ bowl sink and drainer with cupboards beneath and a further range of matching base and wall units. Space for a range cooker with extractor hood above and matching splash back. Integrated dishwasher. Space for an American style fridge freezer. Inset spotlights and ceramic tiled splash backs.

#### **Utility Room**

Tiled floor. Double glazed window to front. Stainless steel sink and drainer with cupboard beneath and further range of base and wall units. Space and plumbing for washing machine. Heated towel rail. Door to cloakroom and garage.

#### **Cloakroom**

Double glazed frosted window to side. Hand wash basin with tiled splash back. Low level WC with concealed cistern. Radiator.





#### **Garage**

Double glazed window to side. Recently installed twin doors to front. Power and lighting. Range of built in base and wall units with work surfaces. Wall mounted gas boiler serving domestic hot water and central heating. Hot water cylinder.

#### **First Floor Landing**

Double glazed window to side. Access to loft. Doors leading to bedrooms and family bathroom.

#### **Bedroom 1**

Double glazed leaded light window to front. Built in wardrobe. Radiator. Inset spotlights. Laid to carpet.

#### **Bedroom 2**

Double glazed windows to rear and side enjoying views over surrounding fields. Built in storage cupboard. Radiator. Laid to carpet.

#### **Bedroom 3**

Double glazed leaded light window to front. Radiator. Inset spotlights. Laid to carpet.

#### **Family Bathroom**

Double ended jacuzzi bath with mixer taps and handheld shower attachment. Corner shower cubicle with glass screen and power shower with waterfall shower head. Low level WC. Circular hand wash basin set within vanity unit with mirrored cabinet above. Chrome heated towel rail. Tiled floor. Extractor fan. Double glazed frosted window to rear.

#### **Outside**

The rear garden is a particularly attractive feature of the property, having been thoughtfully landscaped and beautifully maintained by the current owners. A generous stone patio area provides an ideal seating and entertaining space, with the remainder of the garden laid predominantly to lawn and arranged over two levels, creating an attractive sense of depth and interest. An ornamental fish pond with waterfall forms a delightful focal point, complemented by a wide variety of established shrubs and plants which provide colour and maturity throughout the seasons. There is also a useful storage area to the side of the property with gated pedestrian access leading to the front. Further practical features include outside taps, including a hot water tap, and a log store. A timber shed is also situated within the garden and will remain as advised by the vendor. The garden enjoys a particularly pleasant outlook to the rear, backing directly onto open farmland which provides a wonderful sense of space and privacy.

#### **Front**

The property is approached via a block paved driveway providing off road parking and leading to the garage. The frontage is attractively framed by arched brickwork with a canopied entrance, creating an inviting and characterful first impression. The canopy features two inset spotlights and provides sheltered access to the property.

#### **Tenure**

Freehold



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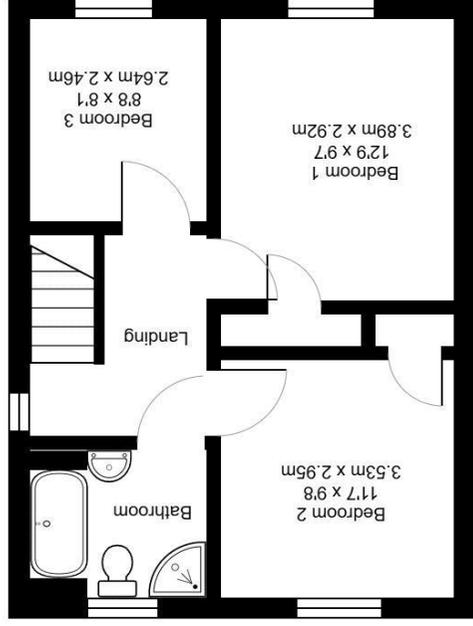
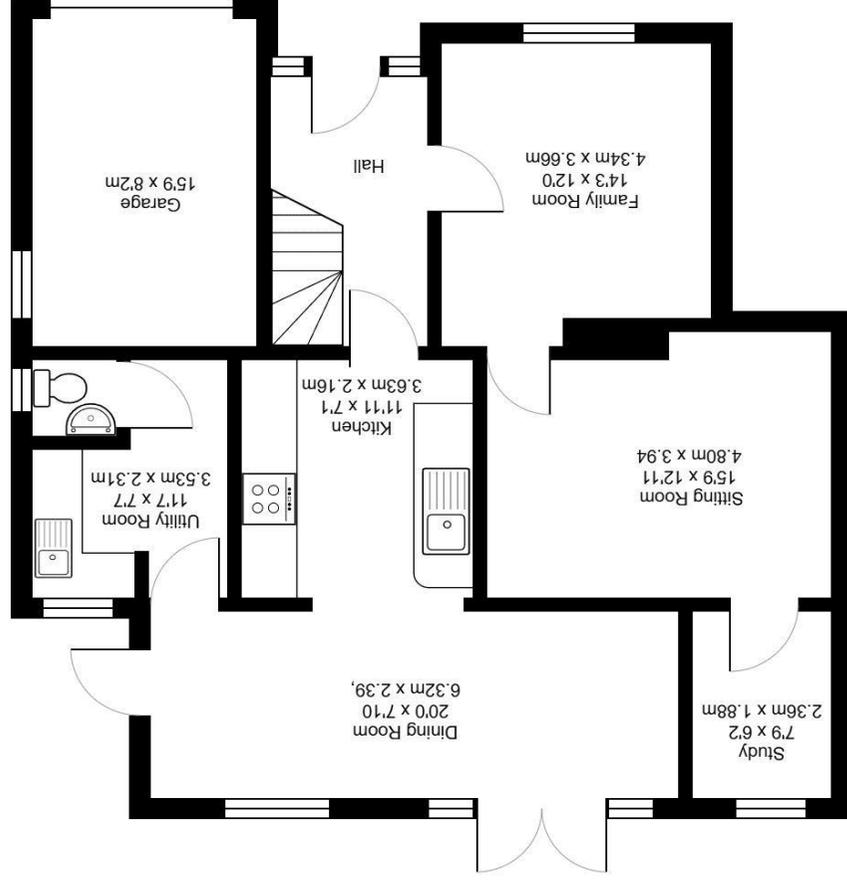
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		