



Apple Tree Cottage, 1 Coldharbour Lane, Hildenborough, Kent TN11 9JS
Guide Price: £900,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Immaculate Detached Family Home
- *Sought After Residential Location
- *Dual aspect Sitting Room
- *Three/Four Bedrooms
- *Open Plan Kitchen/Dining Room
- *Bespoke Burnhill Kitchen
- *Snug/Bedroom Four
- *Ground Floor Shower Room
- *Contemporary Family Bathroom
- *Detached Double Garage
- *Smart Resin Driveway
- *Landscaped Gardens Surrounding the Property
- *Bespoke Garden Office Pod
- *Potential to Extend Subject to PP

Description

An exceptional opportunity to acquire this beautifully presented detached home, occupying a prominent corner position on the sought after Coldharbour Lane. This much loved family house has been maintained to an immaculate standard, finished in neutral décor offering highly versatile living spaces. Surrounded by mature, secluded gardens, the property also benefits from a bespoke garden office pod, perfect for flexible home working and modern family living.

Accommodation

- Porch canopy with paved step, external light and attractive oak front door opening to the welcoming entrance hallway, staircase rising and turning to the first floor and smart parquet flooring. Fitted cloaks cupboard and door to the ground floor shower room.
- Smart modern ground floor shower room, fully tiled and fitted with a modern high end suite comprising shower enclosure with glazed screen, concealed cistern toilet and floating vanity unit with basin.
- Bright dual aspect family sitting room, a relaxing space with a lovely outlook over the gardens and roses. Focal fireplace with gas living flame fire and feature papered wall, inset lighting, wall light points and continuation of the parquet flooring.
- Additional versatile ground floor reception room, playroom or fourth bedroom, currently utilised as a television room/snug.
- Stunning open plan kitchen/dining room forming the hub of the home enjoying a dual aspect, ceramic tiled flooring throughout with underfloor heating, space for dining table and access to the garden. Bespoke Burnhill kitchen fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers, contrasting granite worktops and splashbacks. Neff appliances including side by side hide and slide oven, gas hob, microwave and warming drawer, dishwasher and washing machine. Rangemaster wine cooler and space for American style fridge/freezer. Cupboard housing Valliant gas fired boiler and under counter sink with water softener.
- Bright first floor landing with fitted cupboard and access to boarded loft space via hatch with drop down ladder and light, airing cupboard with updated water cylinder.
- To the first floor there are three spacious double bedrooms and a modern contemporary family bathroom. All bedrooms have comprehensive hand built bespoke fitted wardrobes and bedroom furniture providing excellent storage space.
- Modern contemporary family bathroom fully tiled and fitted with a modern high end suite comprising panelled bath, separate walk in shower enclosure, vanity unit with basin and concealed cistern toilet.

- This delightful property is approached over a specialist resin driveway offering ample off road parking to the front of the detached double garage having electric up and over door to front, power and light, window and personal door to side. Pretty picket fencing with gate leads to the front door.
- Mature landscaped gardens surround the property offering privacy being mainly laid to lawn with fenced boundaries and mature tree, shrub/flower borders, roses, spring planting and beech hedging. Indian stone terrace, ideal for al fresco dining and summer entertaining. Pathway leading to the bespoke garden home office having power, electric radiator, laminate flooring and external lighting.
- Services & Points of Note: All mains services. Gas central heating with underfloor heating to kitchen and Hive control. Smart meter. Updated consumer unit. Ring doorbell and house alarm. Double glazed windows, leaded light to the front elevation.
- Council Tax Band: F – Tonbridge & Malling Borough Council
- EPC: C

Hildenborough

Apple Tree Cottage is situated on Coldharbour Lane, a favoured residential area close to the centre of the village with countryside walks and public footpaths nearby and bus services connecting the larger towns of Tonbridge, Sevenoaks and Tunbridge Wells. This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers fast services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre while nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

Viewing Strictly By Appointment

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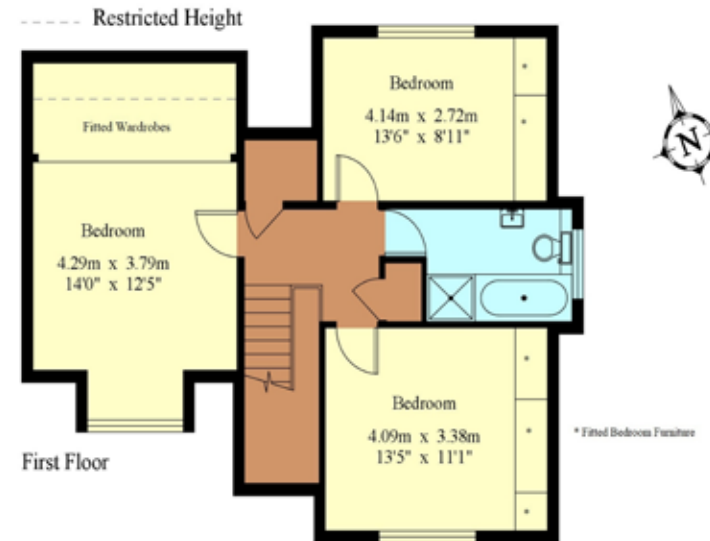
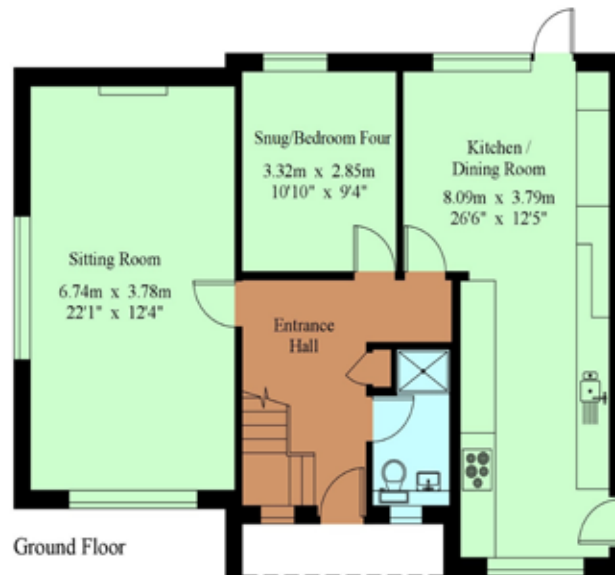
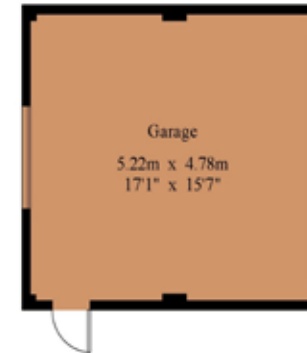


Apple Tree Cottage

House - Gross Internal Area : 143.0 sq.m (1539 sq.ft.)

Garage - Gross Internal Area : 24.8 sq.m (266 sq.ft.)

Office - Gross Internal Area : 10.6 sq.m (114 sq.ft.)



2 4 6 8 10 Feet
1 2 3 Metres For Identification Purposes Only.
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