



11 Stocks Close, Hildenborough, Kent TN11 8AY  
Offers In Excess Of: £480,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Modern Mid-Terrace Family Home \*Small Residential Development
- \*Open Plan Sitting Room/Dining Room
- \*Smart Modern Kitchen/Breakfast Room \*Cloakroom
- \*Main Bedroom with Contemporary En-Suite Shower Room
- \*Two Double Bedrooms \*Family Bathroom \*Front & Rear Gardens
- \*Two Designated Parking Spaces plus Visitor Parking
- \*Gated Parking Area \*Communal Garden including Picnic Area

#### Description

A unique spacious modern mid-terrace property forming part of a small residential barn style development, situated in a semi-rural setting opposite Hilden Golf and Leisure Club and within walking distance of Hildenborough station. The property offers a blend of a traditional styled exterior, complemented by modern open plan family living space, arranged over three floors.

#### Accommodation

- Entrance hall with panelled front door, oak flooring and staircase to first floor.
- Bright and spacious open plan sitting room and kitchen/dining area, French doors opening to the front courtyard garden, skylight window, continuation of the oak flooring, understairs storage cupboard, inset ceiling lighting, spot lighting and wall light points.
- Smart modern kitchen fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers with complimentary marble effect square edged worktops including a breakfast bar return and metro tiled splashback. Ceramic sink, integrated dishwasher and washing machine, inset four ring gas hob with single oven below and stainless steel extractor over, cabinet housing Potterton wall mounted gas boiler, glazed dresser unit with lighting, space for freestanding fridge/freezer and door to rear garden. Further skylight window and herringbone wood effect vinyl flooring.
- Attractive cloakroom comprising close coupled toilet, basin, heated towel rail, wall tiling to half height with marble mosaic border, feature wallpaper and herringbone wood effect vinyl flooring.
- First floor the landing with window and staircase rising to the second floor. Two double bedrooms, one with aspect to front and one with aspect to rear, both enjoying fitted wooden shutters to windows and a contemporary family bathroom complete the first floor accommodation.
- Second floor dual aspect main bedroom suite with attractive papered feature wall, dormer recess storage area and eaves storage cupboard. Contemporary en-suite shower room comprising tiled shower cubicle, vanity basin, close coupled toilet and attractive Victorian style tiled flooring.



Small landscaped front garden with hedged boundary, slate gravel area, paved terrace, external tap, gate and pathway leading to the front door. Enclosed rear garden with fenced boundaries, paved terrace, level area of lawn and bike shed.

- Stocks Close is approached via electronically operated gates leading to a communal parking area with two designated parking spaces for No 11 and ample visitor parking. There is also a communal garden for the use of the residents where children can play with seating and picnic area.

- Services & Points of Note: Mains gas and electricity. Gas central heating. Service charge for general external maintenance including upkeep of car park, communal garden, lighting and communal septic tank drainage of £80.00 per month. Second floor bedroom windows replaced in 2023.

- Council Tax Band: E – Tonbridge & Malling.

- EPC: C

#### Hildenborough

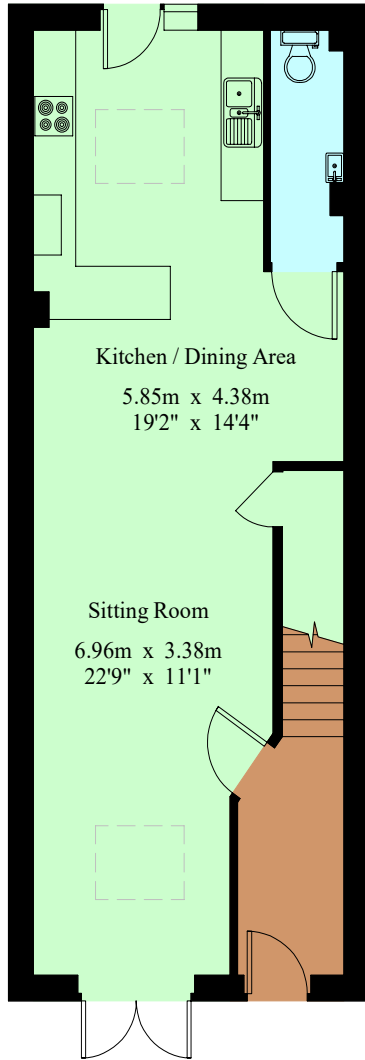
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station 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

01732 834835

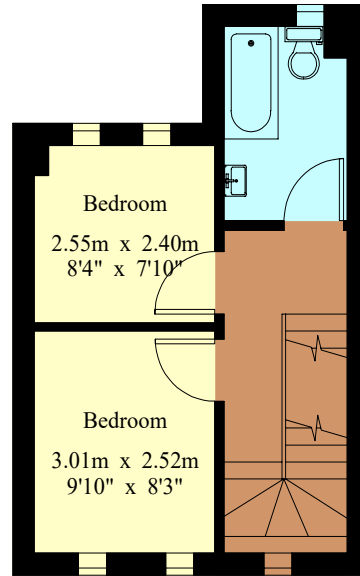
[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)



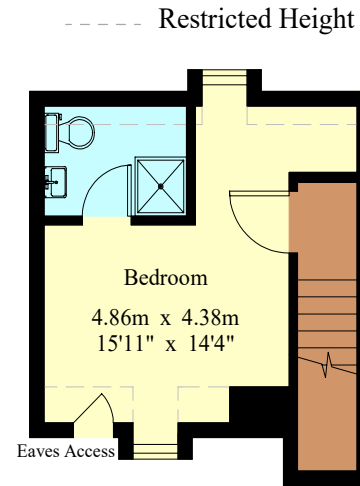
Ground Floor

# 11 Stocks Close

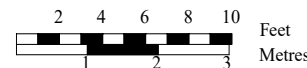
Gross Internal Area : 103.1 sq.m (1109 sq.ft.)



First Floor



Second Floor



For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

