



Brook Cottage, Egg Pie Lane, Hildenborough, Kent TN11 8NY
Offers In Excess Of: £1,750,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Character Property on Idyllic Five Acre Plot
- *Highly Favoured Location Off Philpotts Lane
- *Five Bedrooms
- *Sitting Room with Inglenook Fireplace & Formal Dining Room
- *Bespoke Kitchen/Breakfast Room
- *Separate Utility & Cloakroom
- *Main Bedroom with En-Suite & Bathroom with Roll Top Bath
- *Self-Contained One Bedroom Annexe & Potential Income Generation
- *Single Garage & Car Port
- *Versatile Garden Studio/Home Office
- *Formal Gardens, Terrace & Grounds including Three Paddocks

Description

A unique opportunity to acquire this detached character property situated in a highly favoured location off Philpotts Lane. This long term family home is brimming with period charm providing a perfect blend of character and modern comforts, along with beautifully tended formal gardens and outbuildings including a highly versatile annexe, ideal for multi-generational living or income generation. Situated in a peaceful semi-rural setting with countryside walks from the doorstep yet conveniently located for access to Hildenborough station.

Accommodation

- The property is approached through a wooden five bar gate leading to the gravel parking and turning area to the front of the garage. A wooden gate and pathway provides access to the entrance with oak stable front door opening to the reception hallway having quarry tiled flooring and staircase rising to the first floor with clever fitted shoe/cloaks storage.
- Delightful sitting room, focal inglenook fireplace with wood burning stove, bespoke shelving and cupboards to recesses, latch door, exposed beams and solid oak flooring. Wide opening through to the formal dining room enjoying a dual aspect with full height picture windows, French doors opening to the terrace and continuation of the solid oak flooring.
- Bright dual aspect kitchen/breakfast room fitted with a comprehensive range of bespoke handmade wall mounted cabinets, base units of cupboards and drawers and central island, finished with smart granite worktops and upstands. Impressive four oven oil fired Aga, ceramic sink with filter hot/cold tap, integrated dishwasher, space for freestanding fridge/freezer and walk in pantry. Separate utility room fitted with wall mounted and base cupboards, undermounted sink and granite worktops, space for washing machine and tumble dryer.
- First floor split landing, exposed ceiling and wall beams, latch doors, access to part boarded loft space via hatch with drop down ladder and light. Main bedroom suite full of character with original heavy oak flooring, two fitted wardrobes and door to spacious en-suite shower room with walk in shower, interconnecting door through to the bathroom with lovely freestanding roll top bath, offering relaxing views. Also to this side of the landing is a single bedroom currently utilised as an office.
- Following the landing to the left, steps lead to two further dual aspect double bedrooms, both enjoying fitted wardrobes and window seats offering a delightful outlook over the gardens and a contemporary family shower room with walk in shower and digital controls.
- Detached converted former triple garage, ideal for guests, multi-generational living or income generation/Airbnb. Self contained annexe entered through a stable door, comprising an open plan kitchen/living room with fitted kitchen, ground floor contemporary shower room and bright first floor bedroom with delightful apex window, French doors and Juliette balcony with lovely outlook over the gardens and grounds. Single garage with brick pillared car port.



- Stable block, currently utilised for leisure purposes as a garden studio/home office having concrete yard area to front and separate storeroom. Dilapidated shed used as a log store and two further timber garden sheds one housing mower and the other currently utilised as a home gym.
- Attractive formal gardens predominately laid to lawn interspersed with mature trees including beautiful Willow, mature shrub/flower borders and fruit trees including apple and pear. Pathways link the gardens to the walled Indian stone terrace, ideal for al fresco dining with pergola and climbing wisteria and to the annex/parking area and stable block. The grounds include three fully fenced paddocks, small woodland, with the total plot approaching five acres.
- Services & Points of Note: Mains water, drainage and electricity. Oil fired central heating. Grant external boiler for main house and Potterton boiler servicing the annexe. CCTV and house alarm.
- Council Tax Band: F - Tonbridge & Malling Borough Council
- EPC: D

Situation

Egg Pie Lane is situated in a semi-rural setting off Philpots Lane, a favoured country lane situated on the fringes of the village and conveniently located for access to Hildenborough main line station. The popular village of Hildenborough offers local shops, 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. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman Castle and riverside park, offering an excellent range of High Street shops, supermarkets, coffee shops and restaurants. Main line stations in Hildenborough and Tonbridge offer fast and frequent services to London Charing Cross/Cannon Street and London Bridge. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd, Tonbridge Grammar School and Weald for Girls and The Skinners School. Private schools including Sackville, Hilden Oaks, Hilden Grange Sevenoaks and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Hillview. Leisure facilities include Tonbridge Park offering open air swimming pool, tennis courts and children's play areas. 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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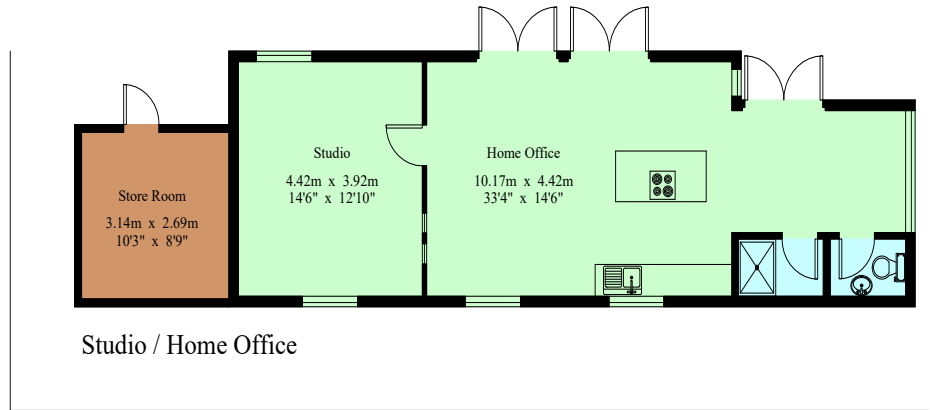
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Brook Cottage

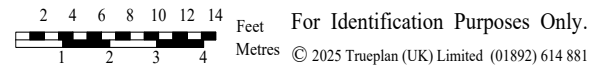
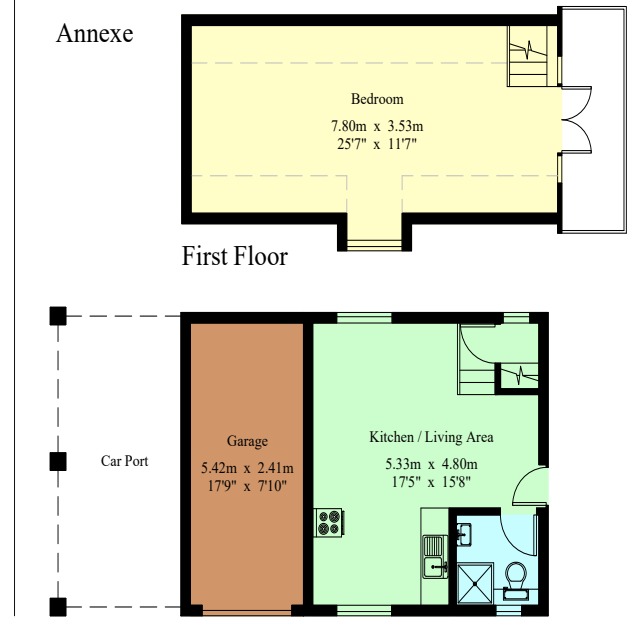
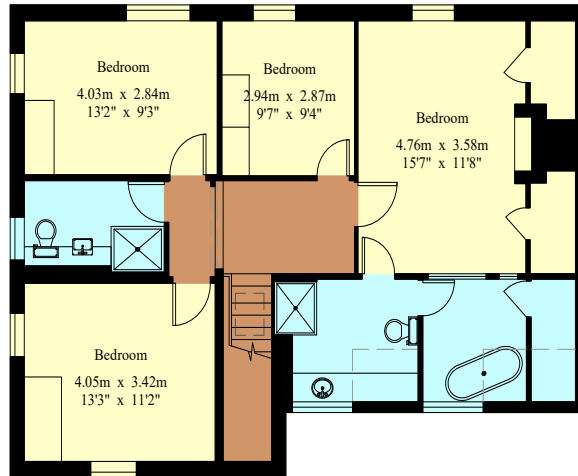
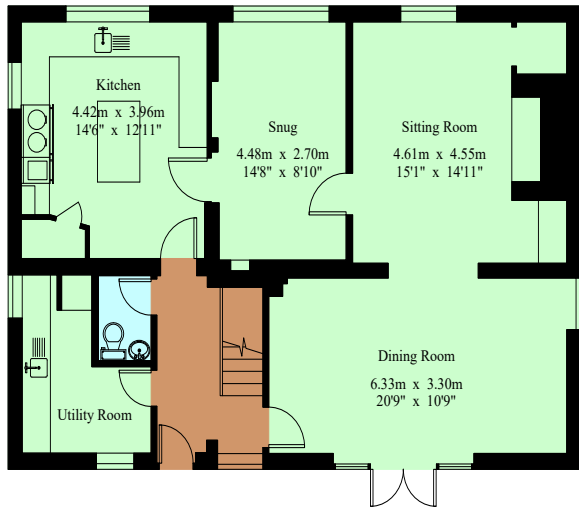
House - Gross Internal Area : 185.1 sq.m (1992 sq.ft.)

Annexe - Gross Internal Area : 67.7 sq.m (728 sq.ft.)

Studio / Home Office - Gross Internal Area : 70.1 sq.m (754 sq.ft.)



----- Restricted Height



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