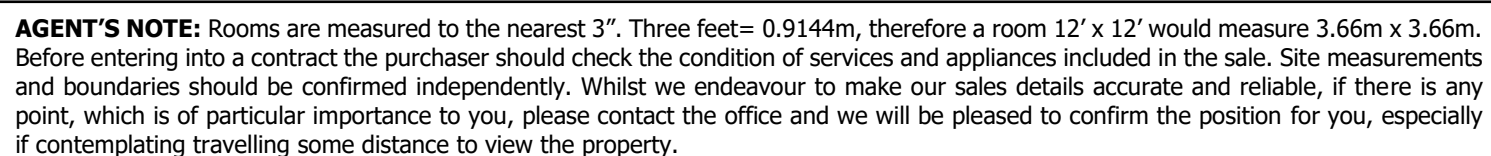


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Viewings strictly by appointment with the agent
Tel: 01732 771616
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2/3



3/4



2

THE PROPERTY

If you're looking for a delightful family home in a village setting, with local amenities close by and popular schools within catchment, this could be the perfect next move. Ready to move straight into while still offering plenty of scope to add your own style and personality, the property provides a flexible layout that can adapt beautifully to modern family life. The ground floor offers a welcoming living and dining space, complete with a charming wood-burning stove, providing plenty of room to relax together, enjoy family meals or entertain friends. A separate study offers a useful dedicated space for working from home, a playroom or snug, while the conservatory creates another lovely spot to unwind and enjoy views over the garden. The generous kitchen is well equipped with an excellent range of fitted units and ample worktop space, making it a practical hub for busy family life as well as entertaining. From here, the useful utility room provides valuable additional space for laundry and household essentials, keeping the everyday jobs neatly tucked away. A large shower room completes the ground floor. Upstairs, there are two comfortable double bedrooms, while bedroom three provides access to a further smaller room, offering excellent flexibility as a dressing room, nursery, hobby space or additional home-working area. A separate WC and family bathroom, complete with bath and wash basin, serve the first floor. The property further benefits from solar panels, providing an attractive energy-efficient feature and a valuable asset for the future.

OUTSIDE

To the front of the property, there is off-road parking for two vehicles, together with convenient side access leading through to the large rear garden. The rear garden offers a lovely combination of spaces, with a decked area providing the perfect setting for outdoor dining and summer entertaining, alongside a generous lawn ideal for children to play. There is also plenty of scope for keen gardeners to create their own landscaped retreat, making this a garden that can evolve with you and your family.



THE LOCAL AREA

The property is situated in the popular village of Hildenborough, a short walk to local shops, bus routes and two favoured Primary Schools; Hildenborough CP school and Stocks Green which is just round the corner! The village also hosts Ridings Café which is a real gathering place for the community. The town of Tonbridge is 1.5 miles distant and offers an excellent range of shopping, restaurants and recreational facilities. The town boasts a fine example of a Motte & Bailey Norman castle set upon the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches. Rail services are offered from either Hildenborough or Tonbridge with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the coast, this property will tick all your boxes.

ROUTE TO VIEW

From our offices in Tonbridge High Street, proceed northwards going straight across at the first set of traffic lights. Bear left onto the London Road (B245) at the second set of traffic lights which leads onto Hildenborough village. Passing the BP garage on the left-hand side, take the next left into Brookmead and then the second left into Bramble Close. The property will be found at the end of the cul-de-sac.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: B

Council Tax Band: E

