



112a Tonbridge Road
Hildenborough | Kent | TN11 9EL

 FINE & COUNTRY





Step inside

112a Tonbridge Road

The position of this delightful, detached period home is quite superb and offers the best of both worlds in that it is tucked away and yet provides good access into the village and to the popular station to London with the additional benefit of backing onto open fields.

A long driveway from the Tonbridge Road leads up hill to the large block paved parking and turning area and a detached double garage and your first glimpse of this delightful home surrounded by gardens that lend a feeling of calm that comes with being far from the madding crowd. A few steps up past a fabulous pond takes you to the terrace which makes the most of its elevated position and affords you far reaching views beyond the village to the distant horizon.

In order to make use of this sunny aspect and delightful view a large conservatory has been added to the front elevation of the house to create a much used and much-loved space for sitting or entertaining whilst maximising the benefit of the view. From here a large reception hall makes a superb study area or reading nook with its pretty bay window, brick fireplace and parquet floor.

A large single storey addition has created a very generous living room, maximising the natural light with its triple aspect and views out over the gardens. The charming kitchen is linked to the dining room via a conservatory that currently serves as a utility area and would make a fine breakfast room. A doorway leads past the wine store to a traditional dining room with a fireplace and pretty side bay window. This is another large room and is ideal for seating large gatherings and makes a superb entertaining space.

Upstairs there are four double bedrooms, two of which are en-suite to shower rooms, with a family bathroom and separate toilet.

A formal garden fronts the property with a large terrace, a pond garden and lawn. A further large lawn wraps around the house and is ideal for garden sports or if you prefer to be left as a natural wildflower garden. To the rear of the house is a pretty little painted brick outbuilding under a pitched tiled roof that has plenty of scope to be your home office, children's den summerhouse or potting shed.



Seller Insight

“ This has been an amazing house in a brilliant location. We always loved the fact that you come up a long driveway before you get to the house so you feel like you are so tucked away and as the driveway is uphill you have a lovely elevated position with superb far reaching views. Having said that you are perfectly situated for easy access to Hildenborough village, the station with services into London, as well as to Tonbridge Town and Sevenoaks.

The village has two state primary schools, Stocks Green School, and Hildenborough cep school as well as the independent Fosse Bank, and the independent Sackville school. Tonbridge, Tunbridge Wells and Sevenoaks offer a brilliant choice of schooling in both the state sector including superb grammar schools like The Judd School and TOGGS, and the private sector including Tonbridge and Sevenoaks schools, Hilden Grange and the schools at Somerhill.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:
 Tonbridge approx. 2 miles
 Sevenoaks approx. 7 miles
 Tunbridge Wells approx. 6 miles
 Maidstone approx. 12 miles
 Ashford (International) approx. 30 miles
 Dover Docks approx. 55 miles
 Gatwick Airport approx. 30 miles
 Central London approx. 35 miles

By Train (from Tonbridge):
 London Bridge approx. 40 mins
 Charing Cross approx. 45 mins
 London Waterloo East approx. 40 mins

By Train (from Hildenborough):
 London Bridge approx. 35 mins
 Charing Cross approx. 40 mins
 London Waterloo East approx. 35-40 mins

Leisure Clubs & Facilities

Poult Wood Golf Club, Tonbridge
 Nizels Golf & Country Club
 Tonbridge Swimming Pool & Sportsground
 Angel Centre Leisure Facility
 Tonbridge Lawn Tennis Club
 Tonbridge Cricket Club

Healthcare

Tonbridge Community Hospital
 Tunbridge Wells Hospital (Pembury)
 Hildenborough & Tonbridge Medical Group

Education

Primary Schools:
 Hildenborough Church of England Primary School
 Stocks Green Primary School
 Slade Primary School
 Hilden Grange
 The Schools at Somerhill

Secondary Schools:

Tonbridge Grammar School
 Weald of Kent Grammar School
 Judd School
 Hayesbrook Academy
 Sevenoaks School (independent)
 Tonbridge School (Independent)
 Kent College (Independent)

Entertainment

The Oast Theatre
 The Ivy House, Tonbridge
 Odeon Cinema, Tunbridge Wells
 Assembly Hall Theatre, Tunbridge Wells

Local Attractions / Landmarks

Tonbridge Castle
 Penshurst Place & Gardens
 Haysden Country Park
 Knole Park, Sevenoaks
 Hever Castle
 Bewl Water

Ground Floor
Approx. 157.5 sq. metres (1695.3 sq. feet)



First Floor
Approx. 81.2 sq. metres (873.6 sq. feet)



GROUND FLOOR

- Front Conservatory – 17'7 x 11'10 (5.36m x 3.61m)
- Reception Hall / Sitting Area – 18'3 (5.57m) x 13'4 (4.07m) narrowing to 10'6 (3.20m)
- Lounge – 22'9 (6.94m) x 22'0 (6.71m) narrowing to 18'1 (5.52m)
- Dining Room – 24'1 (7.35m) x 14'0 (4.27m) narrowing to 11'10 (3.61m)
- Bar – 8'1 x 4'9 (2.47m x 1.45m)
- Kitchen / Breakfast Room – 18'3 (5.57m) x 12'0 (3.66m) narrowing to 10'3 (3.13m)
- Rear Conservatory – 15'3 x 7'5 (4.65m x 2.26m)
- Downstairs Cloakroom

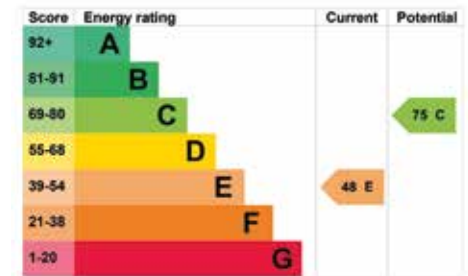
FIRST FLOOR

- Landing
- Bedroom 1 – 12'0 (3.66m) x 11'5 (3.48m) narrowing to 10'9 (3.28m)
- En Suite Shower Room – 8'0 x 5'1 (2.44m x 1.55m)
- Bedroom 2 – 12'1 x 12'0 (3.69m x 3.66m)
- En Suite Shower Room – 8'10 x 5'9 (2.69m x 1.75m)
- Bedroom 3 – 12'1 x 12'0 (3.69m x 3.66m)
- Bedroom 4 – 12'0 x 12'0 (3.66m x 3.66m)
- Bathroom – 9'2 (2.80m) narrowing to 7'1 (2.16m) x 8'6 (2.59m)
- Upstairs Cloakroom – 5'10 x 4'3 (1.78m x 1.30m)

OUTSIDE

- Double Garage – 22'6 x 18'2 (6.86m x 5.54m)
- Off Road Parking
- Office / Workshop – 14'2 x 6'3 (4.32m x 1.91m)
- Front & Rear Gardens
- Raised Pond

Council Tax Band: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



Fine & Country
Tel: +44 (0)1892 570267
tunbridge.wells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

