



Brambles, Riding Lane, Hildenborough, Kent TN11 9LN  
Guide Price: £1,500,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Well-Proportioned Accommodation
- \*Hildenborough Station Approx. 1.6 miles
- \*Ample Off-Road Parking, Garaging & Range of Outbuildings
- \*Established, attractive Gardens & Grounds
- \*Two Reception Rooms \*Four Bedrooms
- \*Main Bedroom with En-Suite \*Two further bathrooms
- \*Lapsed planning for Two Storey Extension (Ref: 16/02073/LDP)
- \*About 1.33 acres in Total

#### Description

An attractive and substantial detached family home offering well-balanced and versatile accommodation arranged over two floors, ideally suited to both relaxed family living and formal entertaining. The property benefits from a number of notable features including character fireplaces, a conservatory and summerhouse, together with beautifully maintained gardens, an excellent range of outbuildings, a swimming pool requiring attention, garaging and ample off-road parking. Of particular note is the desirable semi-rural location, approximately 1.6 miles from Hildenborough mainline station.

#### Accommodation

- Principal reception room is a superb triple aspect space, flooded with natural light and featuring bi-fold doors opening onto the rear terrace. A striking fireplace provides a focal point, complemented by bespoke fitted shelving and cabinetry.
- Sitting room is equally inviting, with a fireplace incorporating an electric stove and fitted storage to either side, and flows seamlessly into the conservatory, from which you can enter the garden via French doors, creating ideal spaces for both everyday living and entertaining.
- Well-appointed kitchen is fitted with an extensive range of wall and base units, incorporating a breakfast bar and space for appliances, and opens to the adjoining dining area, where bi-fold doors provide direct access to the garden.
- Separate utility room offering further storage and appliance space. A double aspect study provides an excellent home working environment, and a cloakroom completes the ground floor accommodation.
- Principal bedroom suite is particularly well-appointed, featuring built-in wardrobes, a dedicated dressing area and an en-suite bathroom. There are three further bedrooms, all benefitting from built-in storage, served by a well-appointed family bathroom and a separate shower room.
- Approached via a gravel driveway leading to the house, garaging and a range of outbuildings, providing extensive off-road parking.



- Established gardens wrap around the property and are predominantly laid to lawn, interspersed with mature trees and well-stocked borders. A generous decked terrace spans the rear of the house, ideal for al fresco dining and entertaining. The swimming pool, requiring attention, is set within a paved surround, complemented by a charming timber-framed arbour with a seating area adorned with climbing roses.
- Impressive range of outbuildings including a double garage with adjoining store and gym, a well-equipped summerhouse with cloakroom and kitchenette—ideal as a studio or home office—and two sets of stable blocks comprising four stables each. In total, the plot extends to approximately 1.33 acres.
- Agents Note: A public footpath crosses the driveway and over the property adjacent to the garages.
- Lapsed planning permission for a two-storey rear extension (Ref: 16/02073/LDP), described as: 'Lawful Development Certificate Proposed: Erection of two storey extension to the rear of property'.
- Council tax band – E – Tonbridge & Malling. EPC: D

#### Situation

Brambles is situated in a rural setting off Riding Lane, a favoured country lane just over a mile from this popular village offering the One Stop shop/post office, chemist, hairdresser, Ridings Café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville in the village. 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 the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks, Sevenoaks Rugby Club and Tonbridge Juddians Rugby Club. Viewing Strictly By Appointment



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01732 834835

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

Approximate Area = 244.1 sq m / 2627 sq ft  
 Outbuildings = 96.9 sq m / 1043 sq ft  
 Garage = 30.5 sq m / 328 sq ft  
 Total = 371.5 sq m / 3998 sq ft  
 Including Limited Use Area (2.6 sq m / 28 sq ft)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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