

Land North of High Hilden Close, Tonbridge, Kent, TN10 3DA
Guide Price: £150,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Potential Investment Airbnb/Building Development Plot
*Subject to Planning Permission
*Quiet Yet Convenient Location Walkable to Town & Station
*Attractive Private Mature Gardens
*No Onward Chain *Cash Buyers Only

Description

This development investment plot is situated on the private lane of High Hilden Close, within walking distance of the town and station offering fast services to London. Currently used as an Airbnb in a tucked away location with private mature garden, offered for sale to cash buyers only and with no onward chain.

Accommodation

- The front of the property is approached over the private garden and mature shrub/tree boundaries. There is space to add in off street parking.
- You enter the property directly into the living area through wooden framed French doors which is neutrally decorated with characterful Parque flooring running throughout and into the double bedroom that also has doors leading out to a private courtyard area.
- Contemporary refitted shower room fitted with a white suite comprising shower cubicle with wall mounted electric shower, close coupled toilet and pedestal basin.
- The compact kitchen leads directly off the living area and is semi-open plan with delightful views over the garden through the pretty wooden French doors. Recently refitted with a contemporary feel there is a fitted undercounter oven and microwave, electric hob, space for an undercounter fridge and modern metro tiled splash back. With a range of under counter and wall mounted shaker style cupboards.

- The attractive south facing private garden has a real cottage feel about it and is laid to lawn interspersed with mature tree and shrubs/ flower borders, a pretty pond, pathways and seating areas to enjoy. Fenced and mature hedge boundaries provide privacy.

- Services: Water, drainage and electricity are currently supplied form the main house which will require separating.

- Council Tax Band: TBC – Tonbridge & Malling.

- EPC: F

Situation

Conveniently situated on the borders of the village of Hildenborough with main line station, shops and local amenities and Tonbridge a market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides fast services to Cannon Street/ London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.







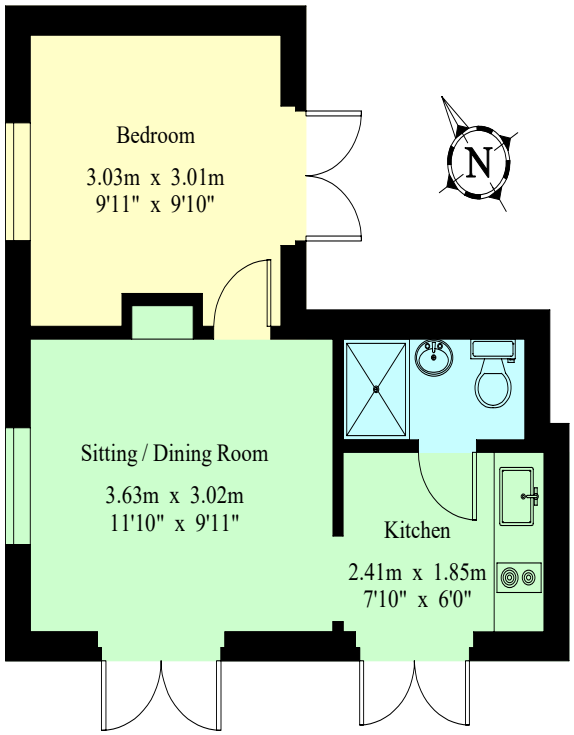
Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

The Annexe, 34 London Road

Gross Internal Area : 28.6 sq.m (307 sq.ft.)



Ground Floor

2 4 6 8 10
Feet
Metres
1 2 3

For Identification Purposes Only.

© 2026 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

The Property Ombudsman