

19 Hildenbrook Farm, Hildenborough, Tonbridge, TN11 9JN.

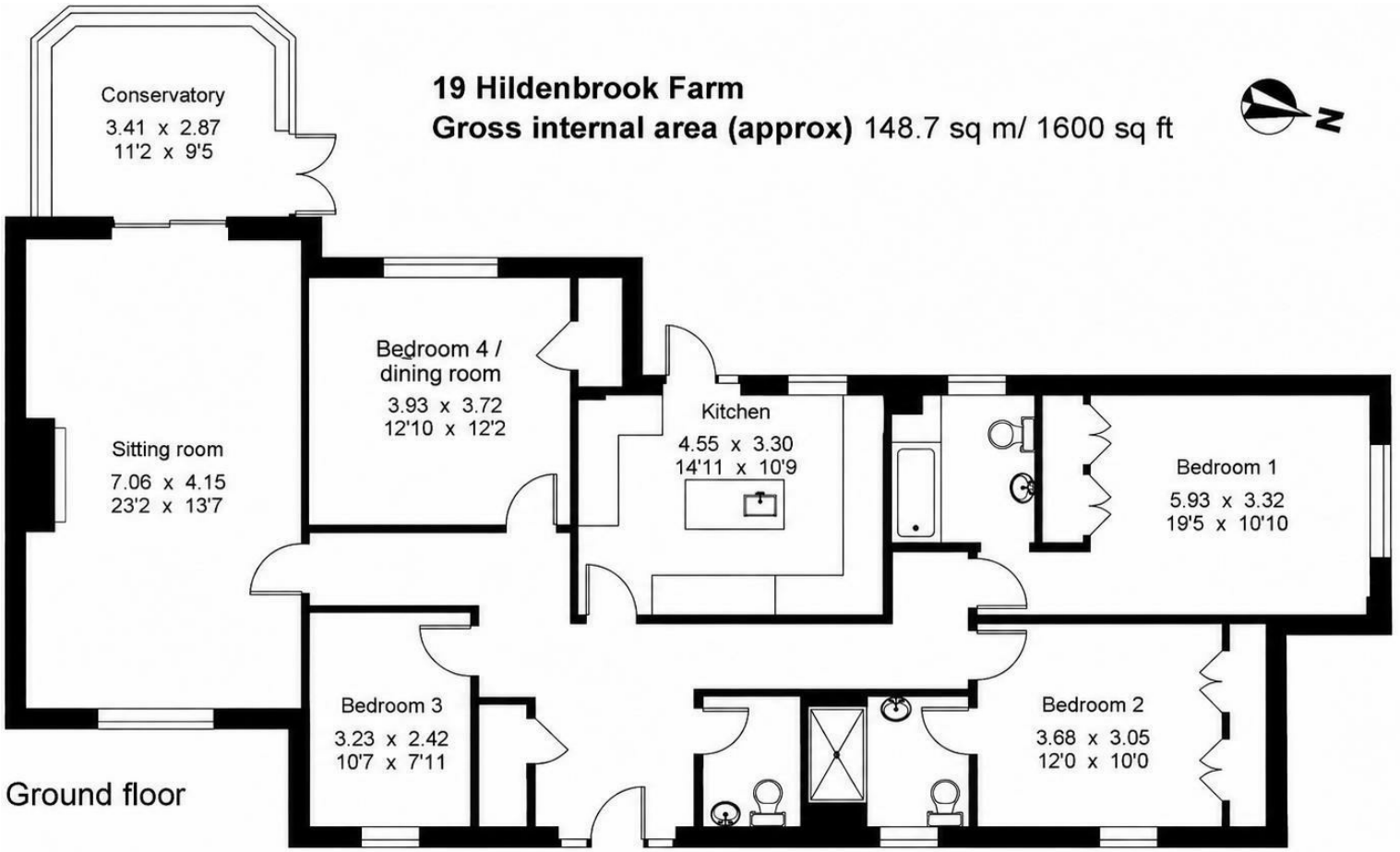
Guide Price £800,000 - £850,000

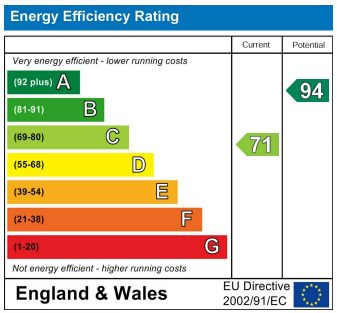
Jack Charles
Estate Agents

*Sales & Lettings*

- Single Storey Residence
- Two Bathrooms & Separate WC
- Beautiful Landscaped Gardens
- Four Bedrooms
- Lounge & Conservatory
- Semi Rural Location
- Beautifully Presented
- Kitchen / Breakfast Room
- Exclusive Prestigious Development

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.




For identification only - Not to scale

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**To Be Sold**

Jack Charles are delighted to offer for sale this attractive three to four bedroom detached bungalow, situated within the private development of Hildenbrook Farm, conveniently positioned for Hildenborough village and mainline station.

Dating from 1999, the property offers approximately 1,600 sq ft of light and well proportioned accommodation, complemented by a delightful west facing rear garden and private driveway parking. Residents also enjoy approximately seven acres of communal grounds, creating a wonderful setting for this spacious and versatile home.

The property is linked on its left hand side by a covered walkway, private to this property, which adjoins a small outbuilding belonging to the neighbouring property.

The accommodation includes a generous sitting room, conservatory, separate dining room and kitchen/breakfast room, together with three bedrooms, two with ensuite facilities. The flexible arrangement also offers the option of using the separate dining room as a fourth bedroom, if required.

An entrance hallway provides access to the principal accommodation and incorporates a useful storage cupboard and a separate cloakroom.

The sitting room is a particularly comfortable and generously proportioned space, featuring an attractive gas fireplace and sliding doors opening into the adjoining conservatory. Enjoying a westerly aspect, the conservatory provides a lovely additional seating area with views over the rear garden and doors leading outside.

The separate dining room also overlooks the garden and benefits from built in storage. This versatile room could alternatively provide a fourth bedroom, depending on individual requirements.

The kitchen/breakfast room is fitted with a range of wall and base units, complemented by a central island incorporating a breakfast bar and a selection of integrated appliances. A door provides convenient access to the garden.

Two of the bedrooms benefit from built in wardrobes and their own stylish ensuite facilities. The third bedroom offers flexibility for use as a guest bedroom, study or home office.

Outside, the property is approached by a private driveway providing parking, alongside a lawned front garden with a central pathway and established clipped hedging. A side gate gives access to the rear.

The charming west facing rear garden is mainly laid to lawn, with a pond and a paved terrace providing an ideal setting for outdoor dining and entertaining. The garden offers an attractive extension to the living accommodation, with access from both the conservatory and kitchen.

The approximately seven acres of communal grounds further enhance the appeal of this private development.

**Location**

Hildenbrook Farm is conveniently situated approximately 1.3 miles from Hildenborough village and two miles from Hildenborough mainline station, offering services to London. The village provides a range of local amenities, including a church, village hall, library, primary school and public houses.

Tonbridge and Sevenoaks offer a wider selection of shopping, leisure and educational facilities, together with further mainline rail connections. The surrounding area provides a choice of state and independent schools.

Nearby leisure facilities include Nizels Golf and Country Club, approximately 2.5 miles away, together with Hilden Golf and Fitness Centre and a variety of sporting facilities in Tonbridge and Sevenoaks.


















# Jack Charles

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