



The Croft, 22 Coldharbour Lane, Hildenborough, Kent TN11 9JT
Guide Price: £1,195,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Character Detached Family Home in Desirable Country Lane
- *Sitting Room with Stone Fireplace *Further Reception Room
- *Open Plan Kitchen/Dining/Family Room *Ground Floor Cloakroom
- *Four Double Bedrooms *Main Bedroom with En-Suite Shower
- *Contemporary Family Bathroom *Integral Garage/Utility & Driveway
- *Landscaped Secluded Rear Garden & Terracing
- *Detached Timber Garden Cabin/Home Office/Studio

Description

Occupying a desirable position on Coldharbour Lane, this attractive individual detached family home has been cherished by the same family for many years and offers beautifully presented accommodation throughout. Sympathetically extended to meet the demands of modern family life, the property features a superb open plan kitchen/dining/family room, creating a welcoming hub at the heart of the home, alongside four generous double bedrooms and modern bathrooms. To the rear, the exceptionally secluded garden provides a wonderful private retreat and includes a versatile timber cabin, ideal as a home office, studio or additional family space.

Accommodation

- This delightful home is approached over a driveway with beech hedging to front, established borders and step to the front door, opening to the enclosed entrance porch leading to the welcoming hallway. A central staircase rising to the first floor with bespoke understairs storage, complemented by attractive parquet flooring.
- To the right is the sitting room with aspect to front, focal fireplace with wood burning stove, storage cupboards and shelving fitted to recesses.
- Further reception room, also with aspect to front, wall light points and fitted cupboards ideal for a multiple of purposes including occasional bedroom, study or playroom.
- To the rear of the property is the open plan kitchen/dining/family room extension which forms the hub of the home. Kitchen fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers with contrasting granite worktops and luxury vinyl flooring. Appliances include two Neff 'Hide and Slide' ovens and integrated dishwasher. The dual aspect dining/family area enjoys a lovely outlook over the gardens with French doors opening out onto the terrace, ideal for al fresco dining and summer evenings.
- Off the kitchen is a further storage/utility room with matching units and tall cabinet housing Worcester gas boiler. Door to modern fitted cloakroom concealed cistern toilet and vanity basin.
- To the first floor the extended L-shaped galleried landing with sun tube and attractive bow window to front provides access to the principal bedrooms and family bathroom. Access to part boarded loft space via hatch with drop down ladder and light and cupboard housing hot water cylinder.
- Dual aspect main bedroom suite enjoying bespoke comprehensive fitted wardrobes and spacious fully tiled en-suite shower room with twin pedestal basins and walk in shower enclosure.
- Three further first floor double bedrooms, two enjoying a dual aspect and all fitted with bespoke storage and bedroom furniture. These bedrooms are serviced by a contemporary fully tiled family bathroom fitted with a white suite comprising curved panelled shower bath with glazed screen, basin and close coupled toilet.

- Integral garage accessed from the rear of the kitchen with power and light and electrically operated up and over door. Utility area with space for a washing machine and tumble dryer.
- The established, attractively landscaped and secluded rear garden is mainly laid to lawn with deep herbaceous borders, fenced and mature boundary hedging with tree lined outlook. Shaped Indian stone terrace ideal for summer barbeques, timber garden shed and access to side via wooden gate. Polhill garden cabin/home office/studio, double glazed with power and light.
- Services & Points of Note: All mains services. Gas central heating, with Hive controls. Double glazed windows, new front door and selected windows replaced in 2025. Double storey extension completed in 2010.
- Council Tax Band: G – Tonbridge & Malling Council
- EPC: C

Situation

Coldharbour Lane is a highly favoured no-through lane close to the centre of the village with countryside walks and public footpaths nearby and bus services connecting the larger towns of Tonbridge, Sevenoaks and Tunbridge Wells. This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers fast services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. 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 nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

Viewing Strictly By Appointment

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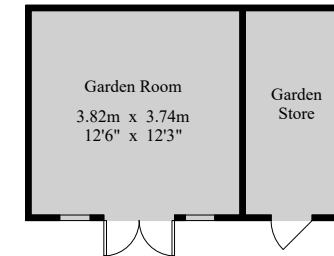
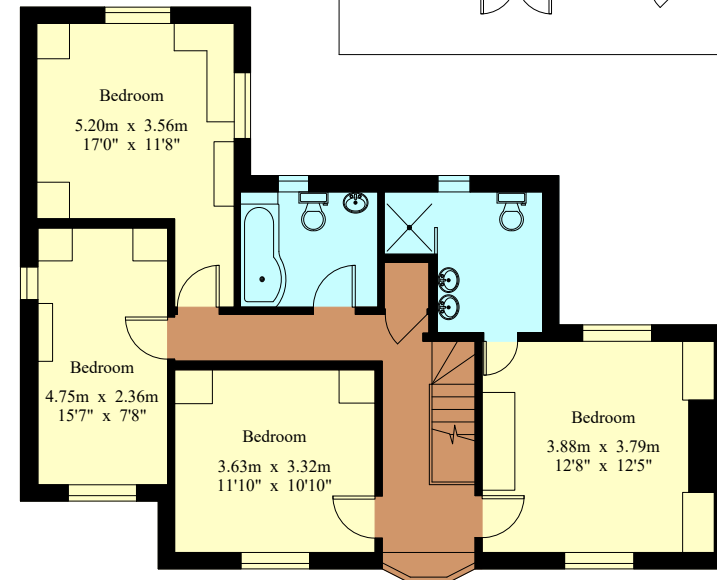
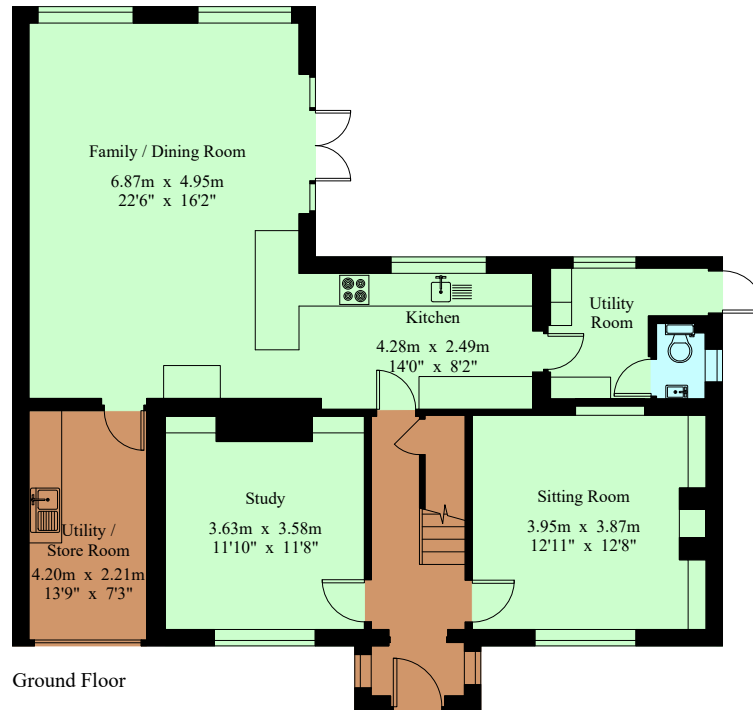
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The Croft

House - Gross Internal Area : 188.0 sq.m (2023 sq.ft.)

Outbuilding - Gross Internal Area : 21.4 sq.m (230 sq.ft.)



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