



Graylands Cottage, Eggpie Lane, Hildenborough, Kent TN11 8PE
Guide: £980,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Delightful Extended Semi-Detached Character Cottage
- *Situated in a Highly Favoured Country Lane
- *Convenient Access to Hildenborough Main Line Station
- *Sitting Room with Focal Open Fireplace *Four Bedrooms
- *Kitchen/Dining Room with Bespoke Schmidt Kitchen
- *Inglenook with Wood Burning Stove *Family Room Extension
- *Matching Utility Room *Cloakroom
- *En-Suite Bathroom with Roll Top Bath & Family Bathroom
- *Front Garden, Gravel Parking Area & Detached Timber Workshop
- *Secluded Rear Garden, Terraces & Summer House

Description

This delightful extended four bedroom semi-detached character cottage is situated in a peaceful favoured country lane, conveniently located for access to Hildenborough main line station. This charming property, arranged over three floors, offers versatile family accommodation presented in lovely decorative order throughout, the extension enjoying vaulted ceilings and the addition of a bespoke Schmidt kitchen forming the hub of the home.

Accommodation

- You enter the property into the welcoming entrance hall with exposed brickwork and attractive arched wooden front door, staircase rising to first floor with under stairs storage cupboard, modern column radiator and smart luxury vinyl flooring.
- Off the hallway, to the right is the sitting room with focal open fireplace and aspect to front overlooking the front garden with a bright dual aspect study off to the left also with aspect to front and attractive papered feature wall.
- Open plan kitchen/dining room with bespoke Schmit kitchen, fitted with a comprehensive range of cabinets and island unit, finished with smart contrasting quartz worktops. Eye level Siemens double oven, under mounted sink, integrated dishwasher, induction hob, feature integrated fridge with Christian Lacroix external design. Matching breakfast/drinks bar with wine cooler and impressive inglenook fireplace with wood burning stove. Luxury vinyl flooring throughout the space.
- Two archways seamlessly connect the family room with high vaulted ceiling, flooded with natural light from four Velux windows with windows and French doors opening to the garden.
- Off the kitchen is a useful matching utility room comprising integrated washer/dryer, comprehensive full height storage cupboards, door to cloakroom and stable door providing access to side.
- First floor landing with staircase to second floor. Main bedroom having an aspect to front, pretty cast iron fireplace, picture rail, painted exposed beams, two fitted wardrobes and linen cupboard. Guest bedroom, an attractive dual aspect room with lovely countryside views and ensuite bathroom, featuring a roll top bath with separate shower cubicle, painted panelling and stripped wooden flooring. Third bedroom also with an aspect to rear and fitted wardrobes. A contemporary family bathroom completes the first floor accommodation.
- Second floor landing with eaves storage and Velux window, door to versatile room into eaves currently utilised as a dressing room having ample storage cupboards and access to attic space.



- A tarmac entrance driveway leads to a gravel parking area with detached timber workshop with power and oil tank to rear. Indian stone pathways, terrace and area of lawn to the front with hedged boundary providing privacy. Indian stone pathways also extend to the side and rear with substantial sunken terrace to the side, ideal for summer barbeques.
- Superb secluded rear gardens mainly laid to lawn with mature tree and hedged boundaries and herbaceous borders creating a tranquil retreat. Summerhouse to far rear with power and decked veranda, further decked seating areas overlooking a small brook and timber garden shed.
- Services & Points of Note: Mains electricity, water and drainage. Oil central heating, external Grant oil fired boiler replaced in 2024. Double glazed windows.
- Council Tax Band: F – Tonbridge & Malling Borough Council
- EPC: D

Situation

Egg Pie Lane is situated in a semi-rural setting off Philpots Lane, a favoured country lane situated on the fringes of the village and conveniently located for access to Hildenborough main line station. The popular village of Hildenborough offers local shops, 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. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman Castle and riverside park, offering an excellent range of High Street shops, supermarkets, coffee shops and restaurants. Main line stations in Hildenborough and Tonbridge offer fast and frequent services to London Charing Cross/Cannon Street and London Bridge. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd, Tonbridge Grammar School and Weald for Girls and The Skinners School. Private schools including Sackville, Hilden Oaks, Hilden Grange Sevenoaks and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Hillview. Leisure facilities include Tonbridge Park offering open air swimming pool, tennis courts and children's play areas. 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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Graylands Cottage

House - Gross Internal Area : 163.1 sq.m (1755 sq.ft.)

Outbuildings - Gross Internal Area : 24.6 sq.m (265 sq.ft.)



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