



4 Bourne Place Courtyard, Nizels Lane, Hildenborough, Kent TN11 8NY  
Guide Price: £1,100,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Immaculate Family Home in Courtyard Setting
- \*Close To Hildenborough Main Line Station
- \*Four Double Bedrooms
- \*Impressive Sitting Room with Vaulted Ceiling & Balcony
- \*Striking Bespoke Open Plan Kitchen/Dining/Family Room
- \*Utility, Ground Floor Study & Modern Cloakroom
- \*Galleried Landing featuring a Neville Johnson Staircase
- \*Master Bedroom with Luxury En-Suite Shower Room
- \*Contemporary Family Bathroom
- \*Landscaped Rear Gardens
- \*Decked Balcony & Rural Views
- \*Attached Garage & Covered Parking
- \*Visitors Parking
- \*Communal Grounds & Tennis Courts

#### Description

This immaculate four bedroom luxury property forms part of Bourne Place Courtyard an exclusive development by Appledore Developments Ltd, situated in a highly favoured location off Nizels Lane and conveniently located for access to Hildenborough main line station. This delightful and deceptively spacious family home is finished to an extremely high specification throughout, enjoying a corner position with enviable outlook over the communal grounds and rolling countryside beyond.

#### Accommodation

- On entering the property through the front door, you are immediately taken by the spacious entrance hallway with striking Neville Johnson staircase fitted in 2019 with bespoke fitted understairs storage and tiled flooring by Noas with underfloor heating.
- Off the hallway you will find the contemporary cloakroom, fitted with an individual Laufen automatic concealed cistern toilet with matching basin and underflooring heating. Also, a versatile study is located on the ground floor with aspect to side.
- Impressive dual aspect sitting room boasts a vaulted ceiling with balcony from the first floor landing, Evonic feature fireplace to one wall, French doors lead out onto a decked balcony overlooking the garden and along with the windows they enjoy fitted Thomas Sanderson shutters.
- Striking bespoke open plan kitchen/dining room by Schmidt's in Sevenoaks with island unit and Dekton worktops. Bespoke bar display with remote controlled mood lighting, window overlooking the gardens and bi-fold doors opening the space to a decked balcony with automatic awning and glorious outlook over the gardens and grounds. In the dining area bespoke wall to wall fitted storage and shelving maximises the space. Appliances include Neff double oven with warming drawer and induction hob with contemporary extractor over, Miele dishwasher, Bosch integrated fridge and freezer and wine cooler, Quooker tap and water softener. Ceramic tiled floor with underfloor heating and LED lighting throughout.
- Utility room fitted with wall cabinets and base cupboards, sink, space for washing machine and tumble dryer, wall cupboard housing Worcester gas boiler.
- Galleried landing with access to roof space via hatch with drop down ladder and light, built in airing cupboard containing hot water cylinder, fitted with a range of fitted wardrobes and cupboards and finished with Wilton wool carpets.
- Main bedroom suite fitted with a range of fitted wardrobes and luxury en-suite shower room having tiled walk in shower enclosure, finished with attractive Naos tiling and marble tops, demisting mirror and auto sensor lighting. Three further double bedrooms all very well appointed with bespoke bedroom furniture, carpets, blinds and flooring.
- The contemporary family bathroom refitted in 2018 includes a bath, corner shower and vanity unit all finished to a high quality with marble tiles from Naos, demisting mirror and mood lighting.



- Attached garage with up and over door, light and power, personal access door to the rear decked area and built in garden store. Gravel driveway covered parking area to front. Side passageway to rear garden.
- The spectacular landscaped corner plot enjoys a magnificent rural outlook over the communal gardens and countryside beyond. Mainly laid to lawn with striking Giant Redwood, shrub/flower borders to the perimeters and beech hedging to the side providing privacy.
- Service Charge & Management: Owners become shareholders of the Bourne Place Estate Management Company Ltd, current service charge of £125pcm covers gardening of communal areas, 20 acres of communal grounds, maintenance of the tennis courts and shared driveway, all for the exclusive use of the residents.
- All main services. Double glazed windows, replaced in 2023. Gas central heating, boiler replaced in 2014/15. Garden landscaping and replacement fencing in 2020.
- Council Tax Band: G - Tonbridge & Malling Council
- EPC: C

#### Situation

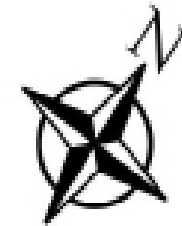
Bourne Place is situated in a semi-rural setting off Nizels Lane, a favoured country lane situated just outside this popular village offering local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and the popular Ridings Café. The weekly farmers' market is a favoured meeting place for the local community, whilst the mainline station offers fast and frequent 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. There are wonderful walks through the beautiful countryside surrounding Hildenborough and leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



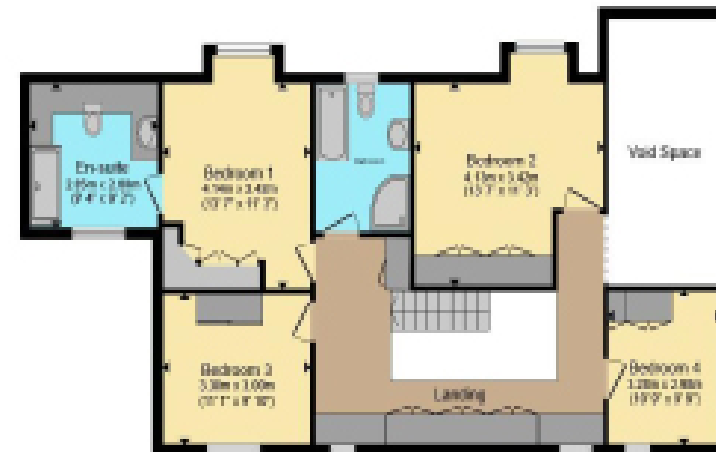
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**Ground Floor**



**First Floor**

**Total floor area 214.9 sq.m. (2,313 sq.ft.) approx**

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