

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

Offers in the region of £495,000

Jack Charles
Estate Agents

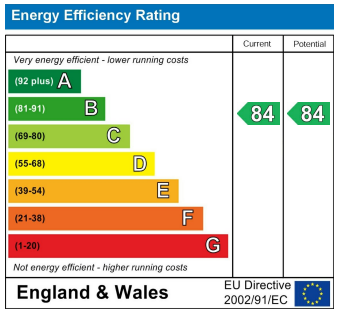
Sales & Lettings

- Exceptionally Spacious Apartment
- Ensuite (inc Bath & Shower)
- Kitchen / Breakfast Room
- Views Over The Communal Grounds
- Beautiful Semi Rural Location
- Seperate Shower room
- Allocated Parking
- Three Bedrooms
- Large Living Dining Room
- Communal Gardens & Grounds

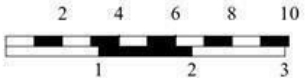
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

23 Hildenbrook Farm

Gross Internal Area : 122.1 sq.m (1314 sq.ft.)



First Floor



For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614 881

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Offers in the Region of £495,000 Jack Charles are delighted to offer this elegant first floor three bedroom apartment, forming part of the exclusive Hildenbrook Farm development and enjoying a wonderful southerly outlook over the beautifully maintained communal grounds. Offered for sale with no onward chain, the property provides well balanced and versatile accommodation throughout.

Accessed via a secure entryphone system and communal entrance hall, the apartment opens into a generous L shaped private hallway with excellent storage and cloakroom. The spacious sitting and dining room enjoys delightful views across the meadow and gardens, with a feature fireplace and direct access through to the kitchen.

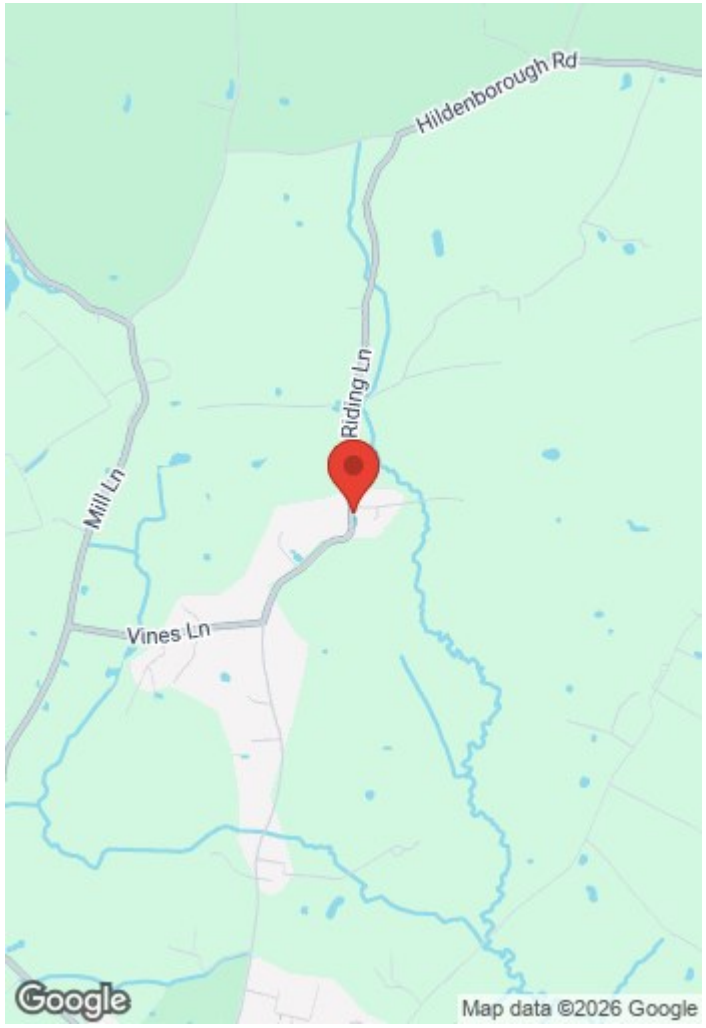
The kitchen and breakfast room is fitted with a comprehensive range of cream wall and base units with integrated appliances, eye level double oven and gas hob. A breakfast bar is positioned beneath the window, taking full advantage of the attractive outlook.

The principal bedroom benefits from fitted wardrobes, a lovely southerly aspect and an en suite bathroom. There are two further bedrooms, one double with fitted wardrobes and a third currently utilised as a study, served by a separate shower room.

Hildenbrook Farm is set within approximately six acres of communal grounds, including formal gardens, wildflower meadows, woodland, ponds and brookside walks for the exclusive enjoyment of residents. Further benefits include gas central heating, double glazing, two designated parking spaces and a 999 year lease from 1998 with share of freehold.

Hildenborough Location

Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

















Jack Charles

Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk







