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Barnes Kingsnorth



Fairfield Way, Hildenborough, Tonbridge, Kent, TN11 9ET

£500,000-£525,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

If you are looking for an extended family home in a delightful village location, while still wanting the opportunity to put your own stamp on a property and benefitting from NO ONWARD CHAIN, then this could be a fantastic purchase for you. Situated on a good-sized corner plot, this home offers plenty of scope for keen gardeners and ample space for children to play. This impressive four-bedroom family home is ideally located close to village primary schools, highly regarded comprehensive and grammar schools, and the village café, while also being within walking distance of Tonbridge town centre through the renowned Tonbridge School grounds. Downstairs, the property comprises a generously sized kitchen/breakfast room with space for a breakfast bar or table, creating an ideal spot to catch up with the children after their day at school while dinner is being prepared. With two additional reception areas, this home is versatile enough to adapt to your family's needs. The cosy yet bright sitting room is flooded with natural light through the bay window and an additional side window, making it the perfect space for the family to gather. Beyond this is a further room with doors opening onto the garden, which would make a delightful dining space for entertaining, a peaceful spot for a morning coffee overlooking the garden, or a children's playroom close to the main sitting room. There is also a downstairs cloakroom. Upstairs, the home benefits from three double bedrooms, two of which are double aspect, and a further single bedroom, all enjoying large windows that bring in plenty of natural light. A family bathroom serves the first floor, and there is a water supply to bedroom one, offering scope for a further bathroom if desired.

OUTSIDE

The outside space is a real highlight of this property, with the generous corner plot wrapping around the home and offering wonderful potential to create a garden tailored to your lifestyle. Whether you are looking for space for children to play, areas for outdoor entertaining, or simply somewhere to relax with a morning coffee or an evening drink, this sizeable garden provides plenty of opportunity. The property also benefits from off-road parking and a garage, off Brookmead, ideal for storing gardening equipment, bicycles, and more. There is potential to extend, subject to individual requirements.



THE LOCAL AREA

The property is situated in the popular village of Hildenborough, a short walk to local shops, bus routes and two favoured Primary Schools; Hildenborough CP school and Stocks Green which is just round the corner! The village also hosts Ridings Café which is a real gathering place for the community. The town of Tonbridge is 1.5 miles distant and offers an excellent range of shopping, restaurants and recreational facilities. The town boasts a fine example of a Motte & Bailey Norman castle set upon the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches. Rail services are offered from either Hildenborough or Tonbridge with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the coast, this property will tick all your boxes.

ROUTE TO VIEW

From our offices in Tonbridge High Street, proceed northwards going straight across at the first set of traffic lights. Bear left onto the London Road (B245) at the second set of traffic lights which leads onto Hildenborough village. Passing the BP garage on the left-hand side, take the next left into Brookmead and then the first right into Fairfield Way. The property will be found on the corner and located by our For Sale Board.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: D

Council Tax Band: E