



11 Nicholson House, Oakhill Tonbridge Road, Hildenborough, Tonbridge, TN11 9EW.

Asking price £750,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning Three Bedroom Apartment
 - Bedroom 1 with an ensuite, dressing area and access out onto the terrace
 - Underground Parking for 2 cars
- Impressive open plan kitchen/living/dining
 - Bathroom has bespoke fittings and contemporary steel bath
 - Close To 13 Acre Park
- Good Size Private Terrace
 - Generous reception hallway maximises space with a large utility cupboard
 - Residents' Club located nearby in basement level 1

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.



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TO BE SOLD

This spacious three-bedroom apartment is located in Nicholson House, adjacent to a 13-acre country park. Situated on the second floor, the apartment features a generous reception hall, a utility cupboard, and access to three bedrooms, a family bathroom, and an expansive open-plan kitchen, dining, and living area that leads to a large east-facing terrace. The master bedroom is equipped with an ensuite bathroom and a dressing area, providing direct access to the terrace. The additional bedrooms offer flexibility for potential buyers who may wish to create a home office environment. Included with the apartment is an allocated underground parking space, along with access to the development's grounds and gardens.

OAKHILL

Oakhill is a brand new gated estate set in 39 acres of beautiful Kent countryside, comprising an impressive collection of 1, 2 and 3 bedroom apartments and 3, 4 and 5 bedroom houses. Berkeley have also redeveloped the stunning Grade II Listed building converting Oakhill House it into wonderful bespoke apartments.

Residents will benefit from stunning views across the mature landscaped surroundings. The train station at Hildenborough provides connections to London Bridge in 32* minutes. Exclusive residents' facilities including a gym, cinema room, padel court, co-working space and outside BBQ area.

*Journey times approximate only. Source: nationalrail.co.uk and Google maps
**CGI's are indicative only Source: nationalrail.co.uk and Google maps

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets and benefits from a private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

SPECIFICATIONS

KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Undermount sink with stylish matt black mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4-zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge freezer

UTILITY CUPBOARD

Space and plumbing for washing machine or washer dryer

BATHROOM

- Bespoke cabinetry to bathroom including:
 - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
 - Drawer unit(s) with soft-closing function below washbasin(s)
 - Bath panel with removable front fascia and feature groove detail
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
 - Single lever basin mixer(s)
 - Concealed thermostatic bath/shower valves
 - Robe hooks
 - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

ENSUITE

- Bespoke cabinetry to en suite including:
 - Wall mounted mirrors with feature framing and contemporary wall lights to

washbasin wall

- Drawer unit(s) with soft closing function below washbasin(s)
- Silestone vanity top
- Roca over countertop washbasin(s)
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish brushed brass brassware including:
 - Single lever basin mixer(s)
 - Concealed thermostatic bath/shower valves
 - Robe hooks
 - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
- Stylish satin nickel lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard
- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedrooms, bathroom and ensuite
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area
- Openreach fibre optic broadband connectivity is available in every property, with convenient data points around the apartment

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, living/dining area, WC, bathroom and ensuite
- Pendant lights to bedrooms
- Dimmer switch to living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedrooms 1 and 2
- Shaver socket to bathroom and ensuite

HEATING & HOT WATER

- Electric heating and hot water system
- Mechanical ventilation system

EXTERNAL

- Allocated parking space(s)

COMMUNAL AREAS

- Lift access to all floors
- Cycle storage
- Bin storage

SECURITY & PIECE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door guard and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team

THE RESIDENTS' CLUB

The residents' club, centrally located within the apartment buildings, is just moments away from your front door. Find a quiet spot for work, watch your favourite films in the cinema, and catch up with friends. Take part in a spirited match on the padel court, get your heart pumping on the treadmill, or host a family dinner at the bbq area. With on-site amenities on a scale rarely seen outside of London, you don't have to compromise on comfort to live out your rural escape dreams.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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