



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Gables, 6 Knowsley Way, Hildenborough, Kent TN11 9LG

Guide Price: £1,250,000 Freehold

*Versatile Family Home in Prestigious Location

*Generous Corner Plot Gardens *Four Room First Floor Annex

*Five/Six Bedrooms in total *Three bathrooms/shower Rooms

*Sitting Room *Conservatory *Kitchen/Dining Room *Utility Room *Study

*Integral Garage *Attractive Rear Garden

Description

This most attractive tile hung detached family home was built in the 1950's and subsequently extended by the current owners to provide spacious and versatile family accommodation. Gables is situated in a highly favoured residential area off Coldharbour Lane and occupies a prominent corner plot with generous gardens and a wide frontage onto Knowsley Way. It is well presented throughout with the addition of an extension in the 1980's providing a conservatory overlooking the garden, additional living space and first floor annex which could be utilised for a relative or au pair or otherwise incorporated into the main accommodation if required.

POINTS OF NOTE:-

- Aged oak front door leading to entrance porch with leaded light side windows, exposed brick walls and tiled flooring, built in meter cupboard.
- Bright entrance hall having oak staircase rising to the first floor, stripped wooden flooring, under stairs storage cupboard, exposed beamed framework to kitchen/dining room and door to cloakroom comprising vanity unit incorporating concealed cistern w.c and basin.
- Triple aspect sitting room featuring a inglenook fireplace with feature brickette and tile hearth fireplace with inset bressumer beam over, window to front, double doors with matching side windows opening to:
- Attractive double glazed conservatory overlooking the garden having two sets of double doors, power, light and ceramic tiled flooring.
- Kitchen/dining room comprising feature wooden shaker style painted in-frame dresser unit to one wall having wood block work surfaces and integrated wine racking. Further range of wall mounted cabinets and base units of cupboards and drawers with complimenting granite worktops. Neff eye level double oven, five ring gas hob, Bosch integrated under counter fridge, 1½ bowl sink unit, beamed ceiling.
- Spacious utility room/lobby with patterned ceramic tiled flooring, second staircase rising to the annexe. Door to garden. Further range of wall mounted cabinets and base units incorporating sink unit and laminate worktops, space and plumbing for dishwasher and washing machine, space for tumble dryer.
- Laundry room with sink, drainer, currently housing tumble dryer and washing machine.
- Large Study/Bedroom having aspect to front, cupboard housing Vaillant gas boiler and further built in wardrobe.
- First floor landing with access to loft via hatch, part boarded with light.
- Main bedroom with aspect to front and archway through to en-suite shower room with shower cubicle, chrome ladder towel rail and space and plumbing for w,c if required. Two further bedrooms off this landing, one with built in airing cupboard housing tank and built in wardrobe
- Family bathroom comprising bath with shower over, drench head and folding glazed screen, two wash basins, vanity mirror with light, chrome heated ladder towel rail, sparkle quartz tiled floor. Separate wc.



- First floor Annexe approached off second staircase comprising four rooms off a central hallway. Fitted kitchen with space for cooker, fridge and washing machine and space for table and chairs. Dual aspect sitting room. Double bedroom with aspect to front and cupboard housing hot water tank. Shower room comprising shower cubicle with glazed screen, vanity unit with w.c and basin, chrome ladder heated towel rail.
- Situated on a generous square corner plot the property has an extremely wide frontage and gardens extend on all sides. To the front and side the spacious gardens are lawned with flower borders and trees including a flowering cherry. Paved driveway to garage with security lighting. Wooden side gate gives access to the rear garden.
- Level landscaped rear garden with terrace across the rear of the property, the remainder mainly laid to lawn with mature trees including hybrid ash and acers. Mature shrub and flower borders, pond, fenced and mature beech hedged boundaries, large octagonal gazebo, wendy house, garden shed, bin store, water tap. Additional attractive walled white Italianate garden area to side incorporating a circular terrace with small fountain.
- Integral Garage having double wooden doors to front.
- Council Tax: Band: G – Tonbridge & Malling – Amount currently payable: £3,387.05 per annum.
- Services: All main services. Gas central heating. Double glazed windows with rectangular leaded light windows to front elevation. Single glazing to the annexe. EPC: D

Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village hall, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville and Fosse Bank in the village. 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. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

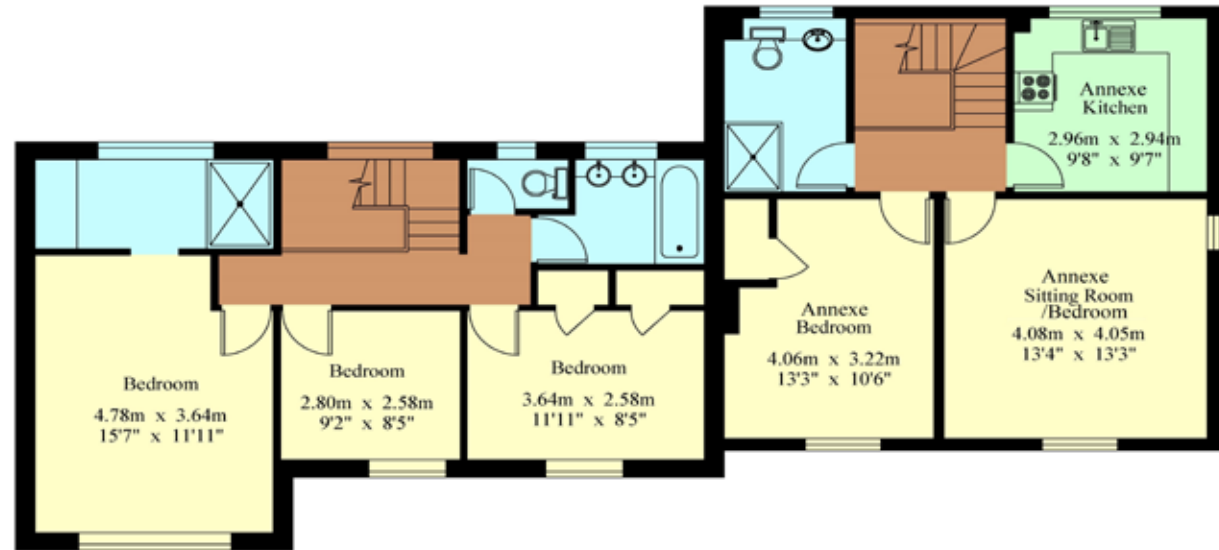
Viewing

Strictly by appointment via James Millard Independent Estate Agents
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Gables

Gross Internal Area : 247.2 sq.m (2660 sq.ft.)
(Including Garage)



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