



5 Club Cottages, Riding Lane, Hildenborough, Tonbridge,
Kent, TN11 9LJ

Guide Price £675,000 - £700,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Sought-after West Kent village with a genuine community feel, surrounded by beautiful countryside and scenic walks. * Excellent education options, including two highly regarded primary schools, with regular bus services to Tonbridge's renowned grammar and secondary schools. * Ideal for commuters, with Hildenborough mainline station offering fast services to London Bridge, Cannon Street and Charing Cross, plus excellent road links via the A21 and M25. * A wealth of local amenities, including shops, a church, village hall, traditional pubs and a variety of sports and recreational clubs. * Perfectly positioned between Tonbridge and Sevenoaks, providing easy access to an excellent choice of shopping, restaurants, leisure facilities and independent schools. * EPC TBC / Council Tax Band D ***

To Be Sold

Occupying an idyllic position on the picturesque edge of Hildenborough, this beautiful Grade II listed period cottage enjoys the perfect balance of countryside tranquillity and village convenience. Tucked away within a charming hamlet of character homes surrounded by open countryside, yet only moments from Hildenborough's excellent mainline station, highly regarded schools and everyday amenities, it is easy to see why homes in this setting are so rarely available. Believed to date back centuries, the cottage is rich in history and overflowing with character. Arranged over three floors, the accommodation showcases an abundance of original features including exposed timbers, an impressive inglenook fireplace, latch doors and beautifully proportioned rooms, all combining to create a home full of warmth, charm and personality. At the heart of the property is the superb kitchen/dining room, thoughtfully designed with a central island, integrated appliances and plenty of space for family meals, entertaining and everyday life. The cosy sitting room provides the perfect place to unwind beside the magnificent inglenook fireplace, whilst the adjoining snug offers excellent versatility as a family room, playroom or home office. A rear lobby and cloakroom complete the ground floor. The first floor continues the character theme with exposed beams leading to three well-proportioned bedrooms and a charming family bathroom. Bedroom two also provides access to a useful loft room, ideal as a hobby room, home office or additional storage. Outside, the cottage gardens are every bit as appealing as the home itself. A paved terrace provides an ideal space for outdoor dining, whilst the beautifully established gardens create a wonderful setting to relax throughout the seasons. Beyond the shared driveway, a five-bar gate opens onto a substantial private parking area with a detached double garage and further lawned garden bordering a picturesque stream, creating a wonderful space for entertaining, children to enjoy or simply appreciating the peaceful surroundings. The additional garage also offers exciting potential for redevelopment, subject to the necessary planning and listed building consents. The lifestyle on offer here is equally special. From walks through the surrounding countryside and nearby country pubs, to excellent schooling and fast London rail connections from Hildenborough station, this is a location that truly offers the best of both worlds. Tonbridge, Sevenoaks and the beautiful Kent countryside are all within easy reach, making this a wonderful place to call home. A rare opportunity to acquire an exceptional Grade II listed cottage in one of the area's most sought-after semi-rural locations.





About Hildenborough

Hildenborough has long been regarded as one of West Kent's most desirable villages, offering the perfect balance of countryside living and modern convenience. Surrounded by beautiful open countryside and enjoying a genuine sense of community, it is a location that continues to attract families and commuters alike. The village is served by two highly regarded primary schools, a selection of local shops, a church, village hall, public houses and a range of sports clubs and recreational facilities. Hildenborough mainline station provides fast and frequent services into London Bridge, Cannon Street and Charing Cross, whilst regular bus services offer convenient access to the grammar schools and secondary schools in nearby Tonbridge. For those who enjoy the outdoors, miles of picturesque footpaths, bridleways and country lanes surround the village, providing endless opportunities for walking, cycling and exploring the Kent countryside. Nearby Tonbridge and Sevenoaks offer an excellent range of shopping, leisure facilities and restaurants, ensuring everything you need is close at hand. Combining an outstanding village atmosphere, excellent schooling, superb transport links and beautiful countryside, it's easy to understand why Hildenborough remains one of the area's most sought-after places to call home.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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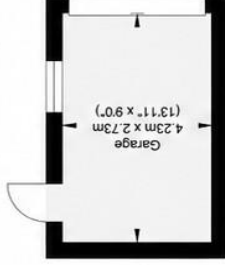
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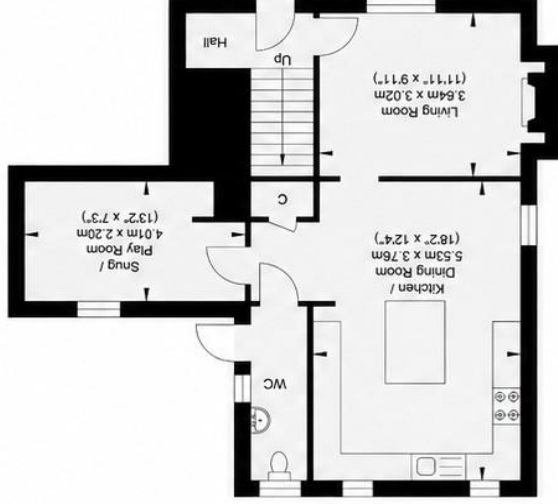
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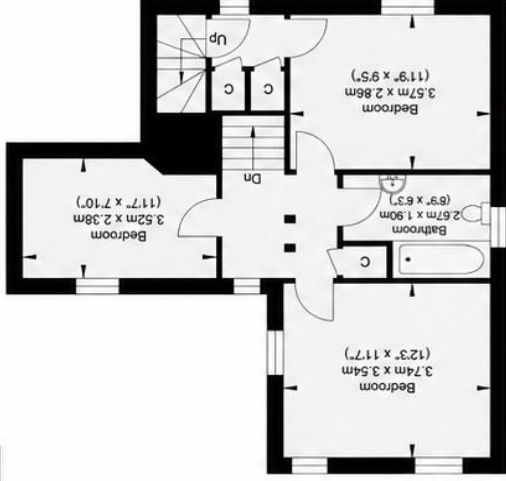
Garage
Approximate Floor Area
124.32 sq ft
(11.55 sq m)



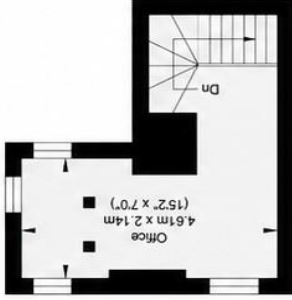
Ground Floor
Approximate Floor Area
599.33 sq ft
(55.68 sq m)



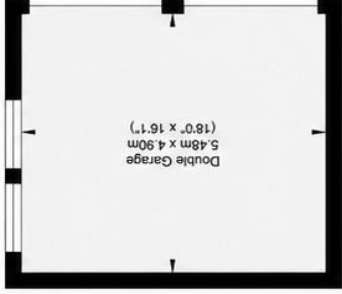
First Floor
Approximate Floor Area
510.42 sq ft
(47.42 sq m)



Second Floor
Approximate Floor Area
178.47 sq ft
(16.58 sq m)



Double Garage
Approximate Floor Area
289.01 sq ft
(26.85 sq m)



Approximate Gross Internal (Excluding Garage) Area = 119.68 sq m / 1288.22 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		63 D	80 C