



Riding Lane, Hildenborough, Kent, TN11 9QE

Guide Price £1,000,000 - £1,100,000

When experience counts...

est. 1828
bracketts

Guide Price £1,000,000 - £1,100,000

A charming and sympathetically extended stone cottage occupying an idyllic rural setting on the Hildenborough/Underriver borders with stunning far reaching views to the rear over an 'Area of Outstanding Natural Beauty'. Approx 1.21 acres (TBV) gardens, paddock & woodland. Set back from the road on the sought after Riding Lane, conveniently located for local amenities, along with main line station to London, road networks and in the catchment area for the popular schools. This property offers good size flexible living accommodation throughout. Internally it boasts many fine character features including exposed beams, exposed stonework and comprises entrance hall, shower room with utility area, study / bedroom 4 with bespoke fold-down double bed and feature fireplace, sitting room, inner hallway leading to a stunning open plan bespoke 'Woodwork' fitted kitchen complete with larder cupboards and integral appliances. To the first floor a family bathroom, three bedrooms with the master boasting a dual aspect. Externally the property offers established and extensive gardens, paddock and woodland with far reaching views across open countryside, large gravel driveway, detached garage with storage to the front and within the roof space and a multifunction family room to the rear. This beautiful home has the benefit of being sold with no onward chain and viewings comes highly recommended.

3/4 Bedrooms

Extended & Modernised

Shower/Utility Room Cloakroom

Family Room

Sitting Room With Exposed Beams & Stone Work

Bespoke 'Woodwork' Fitted Kitchen / Dining Room / Bi Folding Doors

Outlook to Rear Over Area of Outstanding Natural Beauty

Detached Barn Style Garage Converted To A Multifunctional Family Room

Approx 1.21 Acres (TBV) Superb Gardens and Grounds

Viewing Highly Recommended





LOCATION: Hildenborough

Hildenborough provides a wide range of local amenities such as a One Stop Shop with post office, medical centre, village hall, church, public house, library, hairdressers, café and a small Marks & Spencer in the BP garage.

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, childrens' play areas, miniature railway, putting etc.

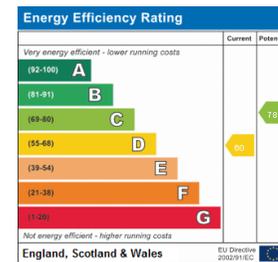
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

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.

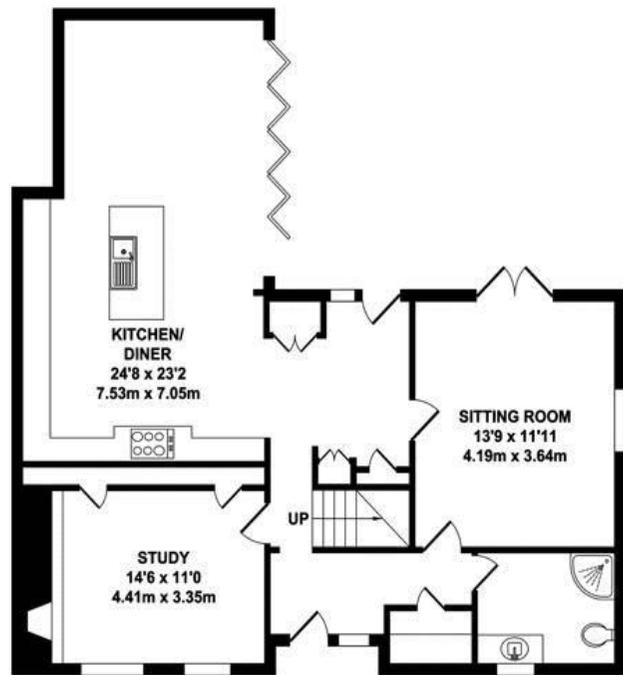
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

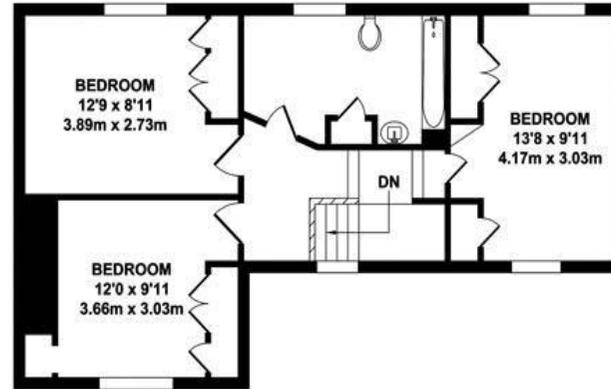
- Council Tax Band F
- Oil Fired Central Heating
- Partially Double Glazed
- Starlink Wifi Offering Circa 100mb ps



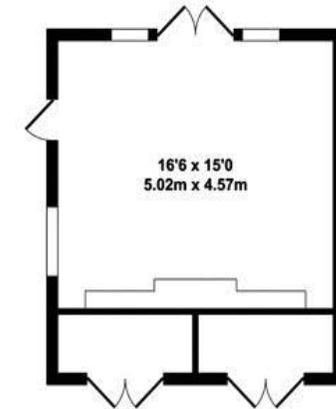
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



GROUND FLOOR
APPROX. FLOOR AREA
908 SQ.FT.
(84.33 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
570 SQ.FT.
(52.95 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
306 SQ.FT.
(28.46 SQ.M.)

TOTAL APPROX. FLOOR AREA 1784 SQ.FT. (165.74 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Zome Media ©2022