



Copse Road, Hildenborough, Kent, TN11 9EE  
Guide Price £850,000

When experience counts...

est. 1828  
**bracketts**

Bracketts are pleased to offer for sale this beautiful family home. Forming part of a small quiet cul de sac off the sought after Brook Mead, conveniently located for local amenities, along with main line station to London and in the catchment area for the popular Stocks Green Primary. Main towns of Tonbridge and Sevenoaks are nearby. This well presented property has a lot to offer and has been modernised / extended to create flexible living arrangements. Internally comprising entrance hall, utility room, master bedroom with luxury en suite bathroom, sitting room, further reception room / bedroom 5 and a large open plan modern kitchen / dining and family room with bi folding doors leading to rear garden. To the first floor there is a modern family bathroom and three good size bedrooms. Externally the property offers a good size mature rear garden mainly laid to lawn with shrubs, borders and trees. To the front there is a newly laid resin driveway with parking for two vehicles. Rarely available we recommend viewing at your earliest convenience.

5 Bedrooms Detached Chalet Bungalow

Flexible Living Arrangements

Modernised and Extended

Large Open Plan Kitchen / Dining / Family Room

Luxury En Suite Bathroom To Master Bedroom

Three Bedrooms and Family Bathroom to First Floor

Utility Room

Large Rear Garden

Resin Driveway for Two Vehicles

Quiet Cul De Sac Location





## LOCATION: Tonbridge

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).

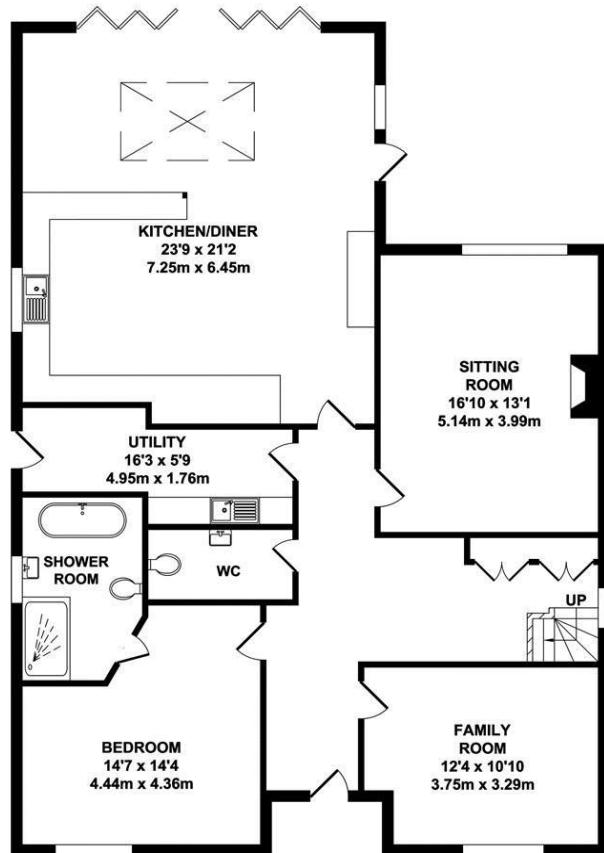
## ADDITIONAL INFORMATION:

Council Tax Band F  
Double Glazed Windows

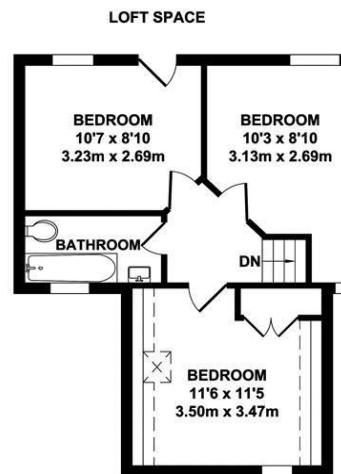
Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			



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GROUND FLOOR  
APPROX. FLOOR AREA  
1500 SQ.FT.  
(139.34 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
388 SQ.FT.  
(36.02 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1888 SQ.FT. (175.36 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.

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