



Tonbridge Road, Hildenborough, Kent, TN11 9EL
Guide Price £1,250,000

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Acer is a large modern executive family home with five double bedrooms, accessed via a private gated driveway. Set well back from the road in the midst of its own established gardens and grounds. The house enjoys a semi-rural aspect with views over adjoining fields yet still within easy striking distance of local schools, Hildenborough mainline station and road links to A21 & M25. The spacious family accommodation comprises entrance hall, cloakroom WC, large sitting room with feature fireplace and bi folding doors overlooking the south facing garden. Formal dining room, study and a large L shape kitchen breakfast room. Rear lobby gives access to the integral garage, utility room and stairs leading up to large bedroom with en suite shower room. This is perfect for an au pair, multi-generational living (annexe conversion) or a home office. Stairs in the main house lead to a galleried landing with a family bathroom, four double bedrooms with two en suites. The master bedroom includes fitted wardrobes and a dressing area. Externally the property offers a large established garden on all sides with mature shrubs, trees & borders, various seating areas surrounding the property and shed & greenhouse with power. Large block paved driveway offering parking for several cars and an integral double garage with electric up & over door. We recommend viewing at your earliest convenience to appreciate the location this property has to offer.

Five Double Bedrooms

Large Detached Family Home in 0.4
Of Acre (TBV)

Sought After Location

Private Gated Driveway

Three Reception Rooms

Kitchen / Breakfast Room

Utility Room

Three En Suites & Family Bathroom

Established South Facing Garden

Driveway

Electric Door Integral Double Garage





LOCATION: HILDENBOROUGH

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.

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 G
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			

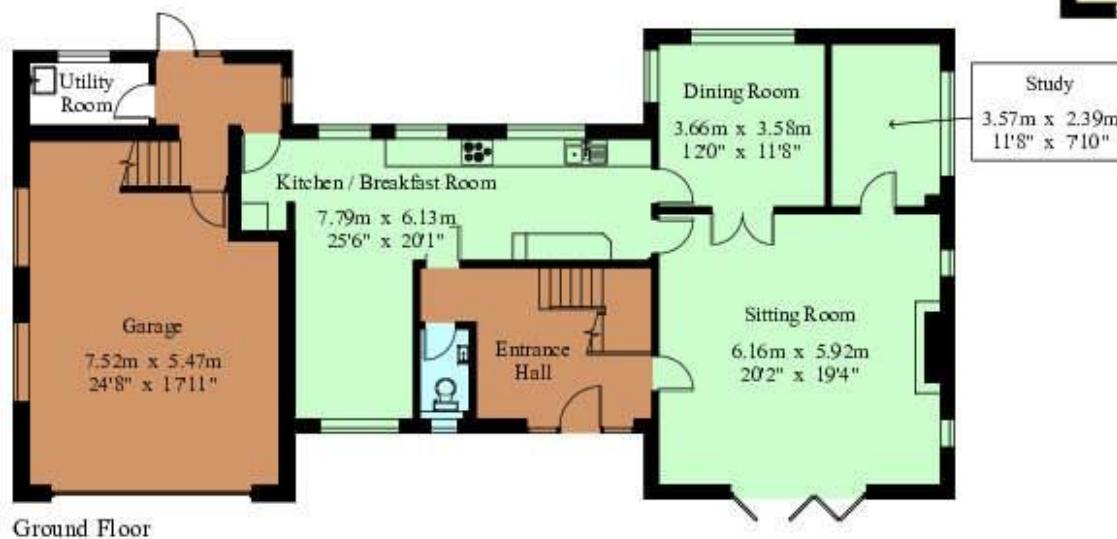
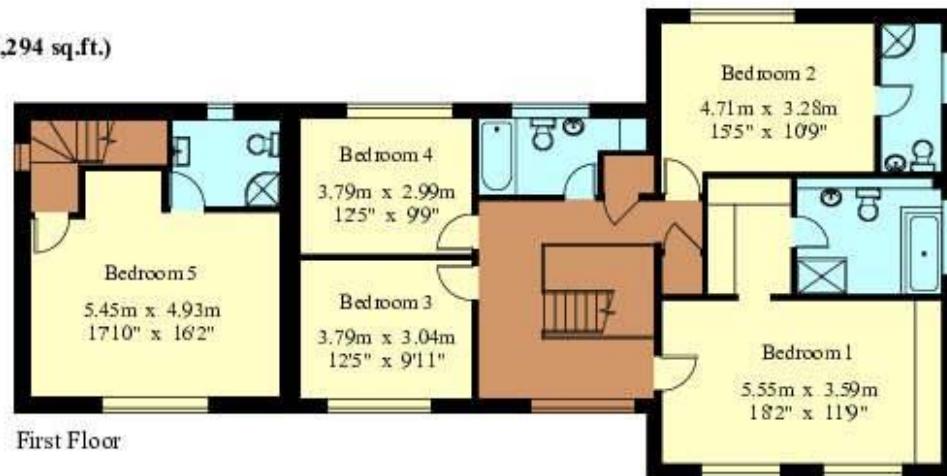


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Acer

Gross Internal Area : 306.1 sq.m (3,294 sq.ft.)

(Including Garage)



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