



Little Nest, 19 Church Road, Hildenborough, Tonbridge, TN11 9JL

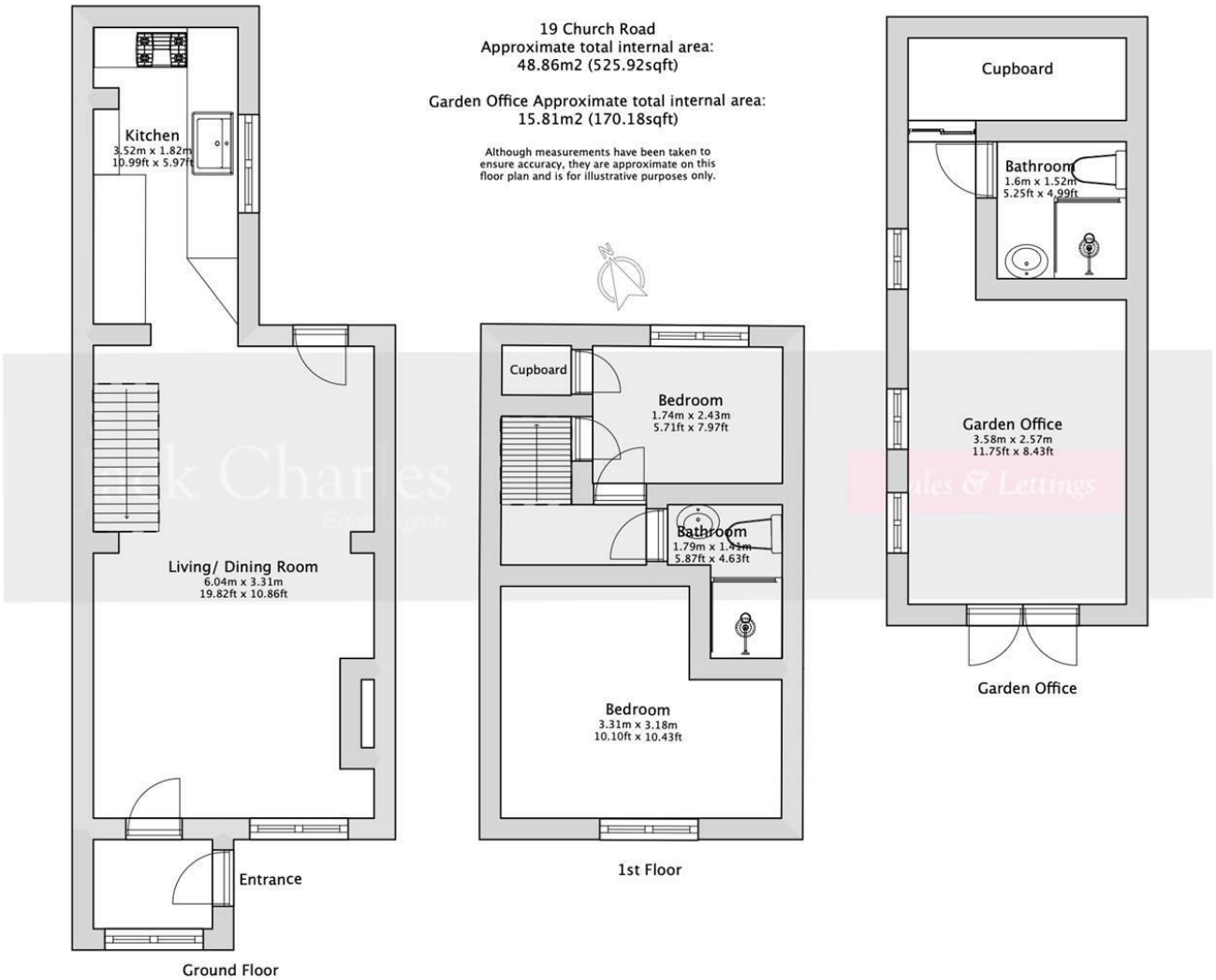
Guide Price £390,000 - £450,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning Terraced Cottage
 - Two Bedrooms
 - Newly Fitted Kitchen With Quartz Work Tops
- Substantial Outbuilding with Shower Room
 - First Floor Shower Room
 - Courtyard Garden With Outbuilding
- Renovated Throughout
 - Through Lounge
 - Village Location

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles a delighted to be appointed as agents for the sale of this much improved and beautifully presented terrace cottage situated in the heart of the highly desirable village of Hildenborough

The property has undergone a complete renovation by its current owners to an exceptional standard. Featuring a spacious through lounge/dining room with underfloor heating, a brand-new feature fireplace, a modern kitchen with quartz worktops, integrated appliances, a water softener system, and a butler sink.

To the first floor there are two bedrooms, both with bespoke custom-built wardrobes and cupboards providing ample storage space. The first bedroom also includes a built-in washing machine and tumble dryer. A newly fitted shower room completes the first floor.

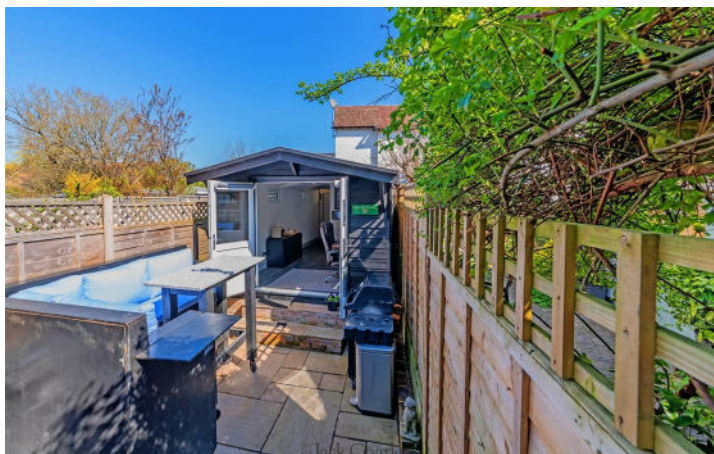
The rear of the property boasts a low maintenance garden with a flagstone terrace - perfect for entertaining. The raised seating and granite table are included in the sale, making this a great outdoor space for gatherings.

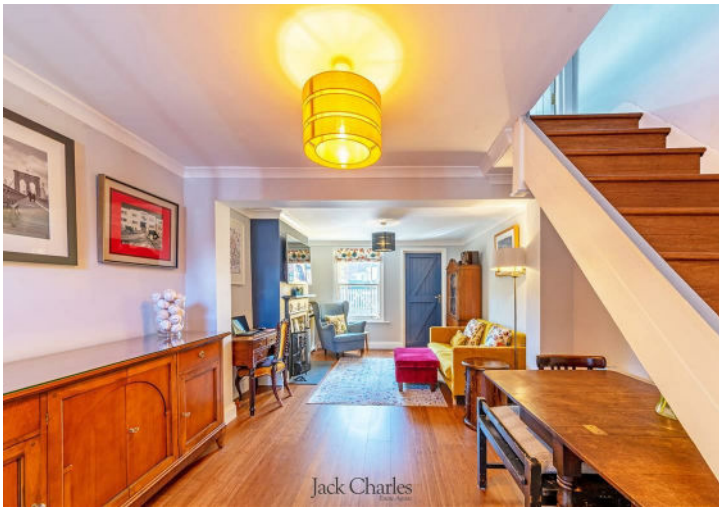
Additionally, the owners have built a substantial cabin/home office with its own shower room/WC, hot water heater, dedicated Wi-Fi, storage, and a generous reception area suitable for a variety of purposes.

Don't miss out on the chance to make this stunning property your dream home. Contact us now to arrange a viewing!

Hildenborough Location

The property is conveniently located in Hildenborough village which has local shops and amenities, It also has an excellent mainline train station and large car park and a rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. 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, children's 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).





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