



3 Tonbridge Road, Hildenborough, Tonbridge, TN11 9BH

Guide Price £900,000 - £950,000

Jack Charles
Estate Agents

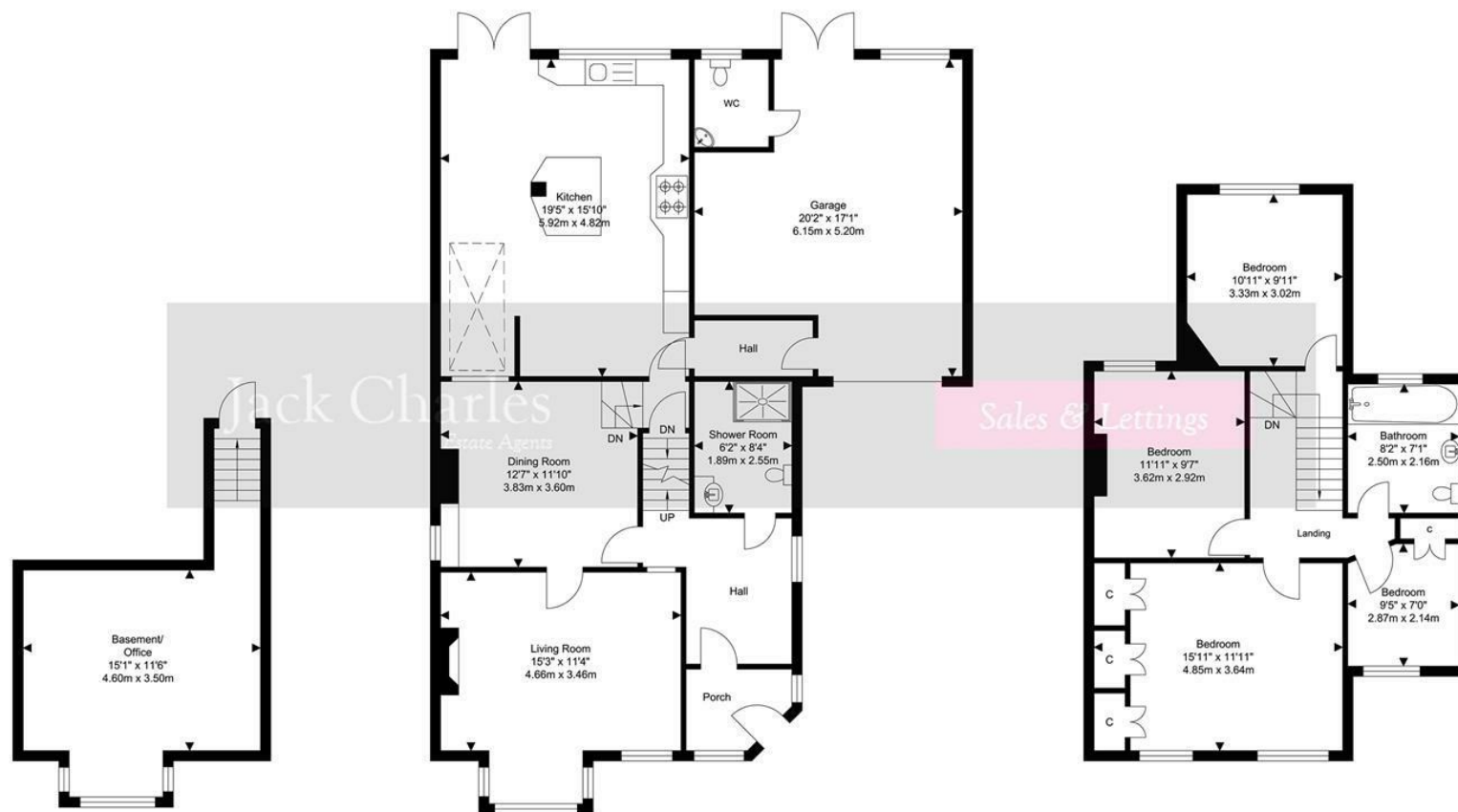
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Sales & Lettings

3 Tonbridge Road,
Hildenborough, Tonbridge, TN11
9BH

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.

- Guide £900,000 - £950,000
- Detached Four Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Cellar
- Kitchen / Family room
- Beautiful Garden
- Parking & Large Garage
- Popular Location



Basement
Approximate Floor Area
217.43 SQ.FT.
(20.20 SQ.M.)

Ground Floor
Approximate Floor Area
1218.25 SQ.FT.
(113.18 SQ.M.)

First Floor
Approximate Floor Area
626.45 SQ.FT.
(58.20 SQ.M.)

TOTAL APPROX FLOOR AREA 2062.15 SQ.FT. (191.58 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles have the pleasure of being appointed as agents for the sale of this magnificent and deceptively spacious extended Victorian detached house situated in a popular location on the borders of Tonbridge & Hildenborough. The property has been beautifully maintained and thoughtfully extended with the view should anyone wish to incorporate the garage into the property as living accommodation it could be easily done.

You enter the property to the front into a small porch which in turn leads to a spacious entrance hall. This room gives access to a large downstairs shower room/cloakroom, living room, dining room and stairs to 1st floor. The living room is situated to the front with contemporary fire place two windows to front including a bay. The dining room has oak flooring windows to rear and side and steps down leading through to the kitchen. There is also access to a very useful and good sized cellar currently used as an office and storage room offering potential for conversion, it is heated and has a window to the front. The kitchen breakfast room is a light and spacious room with a range of wall and base units incorporating cupboards and drawers and a central island, a partially vaulted ceiling in the breakfast area with a glazed roof and patio doors leading out to the paved terrace covered by an oak framed barn. To the first floor and there are four bedrooms and a large contemporary family bathroom.

Outside to the front there is a block paved driveway, parking for several cars and access to the garage with electric roller door power and light, the garage is wider than average and has been designed for ease should any one wish to convert in to further living accommodation, there is access through to the kitchen via a utility lobby and there is a new boiler and double glazed windows and door to the rear. The rear garden has been beautifully landscaped with a paved terrace under an oak framed barn with cedar roof and remote control smart lighting and heating, it also offers panel sides making it a perfect extension for alfresco eating throughout the year. The remainder of the garden is laid to lawn and there is a further area hidden from view separated by conifer hedging where there are three large garden sheds with power.

Hildenborough Location

The property is conveniently located being in Hildenborough village and within walking distance to Tonbridge high street. Hildenborough has an excellent mainline train station and large car park and 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).

