



2 Garlands, Hildenborough, Tonbridge, TN11 9LS.

Jack Charles
Estate Agents

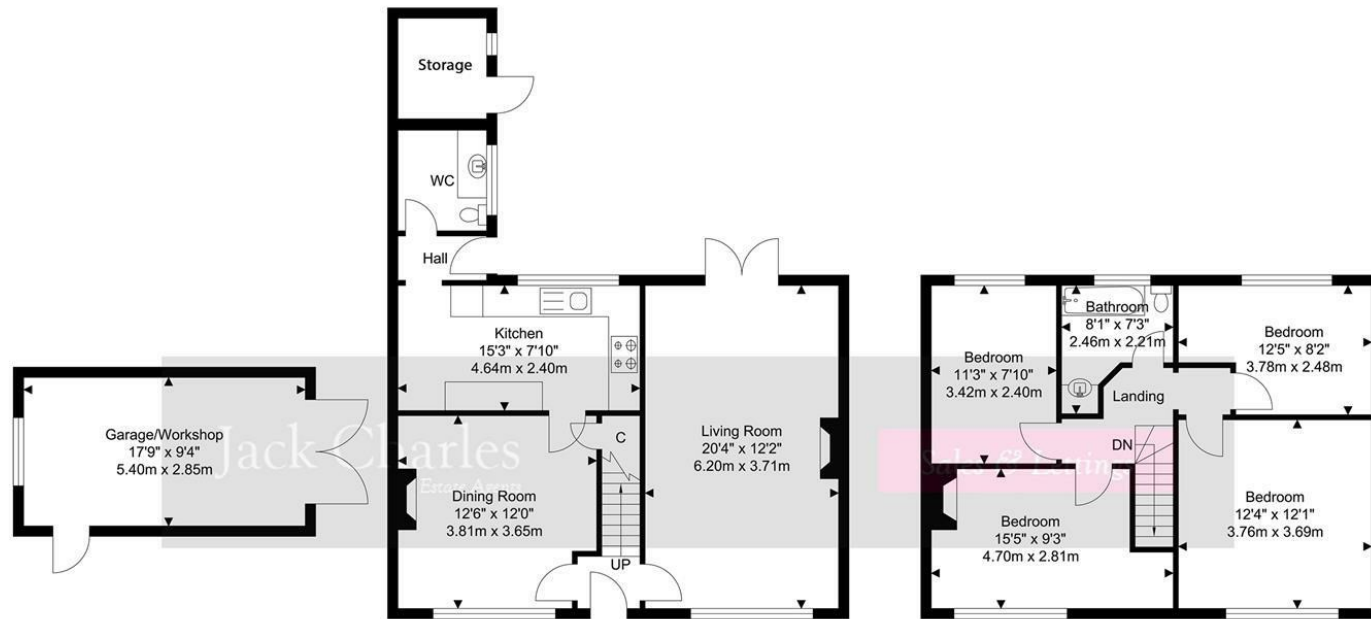
Guide Price £750,000 -

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Sales & Lettings

- Extended Semi Detached House
- Dining Room
- Garage & Parking
- Four Bedrooms
- Kitchen
- Semi Rural location
- Double Aspect Living Room
- Large Gardens
- Viewings Recommended

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.



Outbuilding
Approximate Floor Area
165.65 SQ.FT.
(15.39 SQ.M.)

Ground Floor
Approximate Floor Area
618.49 SQ.FT.
(57.46 SQ.M.)

First Floor
Approximate Floor Area
563.92 SQ.FT.
(52.39 SQ.M.)

TOTAL APPROX FLOOR AREA 1348.07 SQ.FT. (125.24 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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 are delighted to offer for sale this wonderful extended period property situated in a lovely semi-rural location overlooking fields to the front.

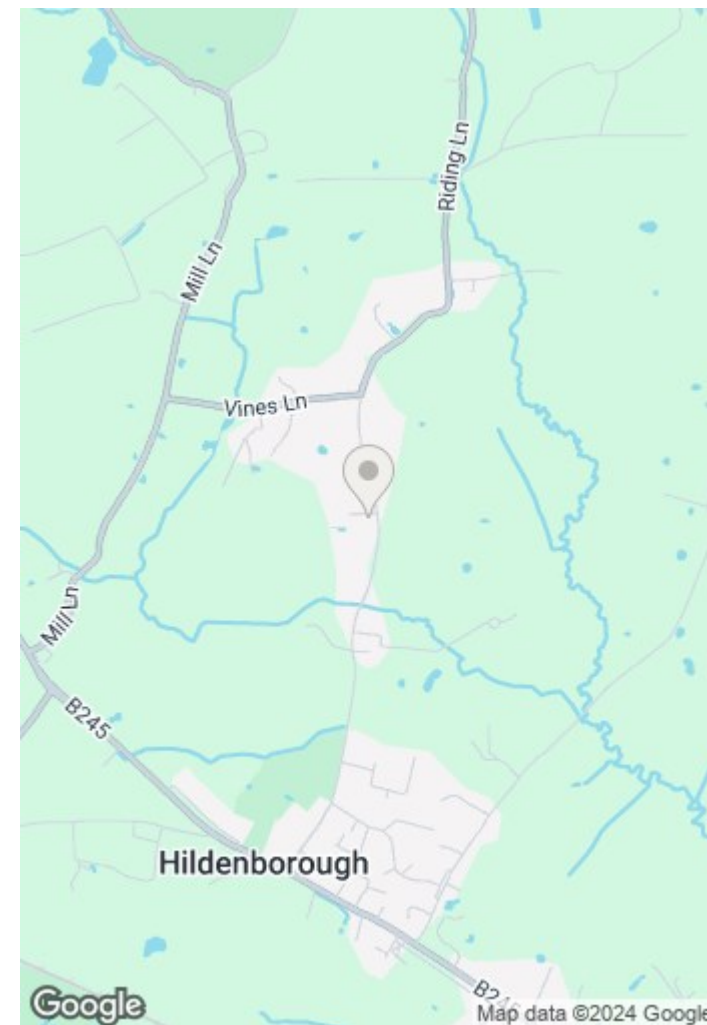
The property has been extended to the side to provide four bedrooms and a lovely double aspect living room; it also has scope STPP for further expansion to the rear.

The ground floor accommodation comprises a front entrance door leading to a small lobby with stairs to first floor and doors through to the extended double aspect sitting room and to a dining room which has a wood burning stove, window to the front and a door to the kitchen, which has a range of units incorporating cupboards, drawers and worktops. A further doorway leads to a rear lobby and boot room/WC with butler sink, and a door to the outside. On the first floor, the landing leads to 4 double bedrooms and a family bathroom. Both front bedrooms have wonderful views over the countryside and the front garden.

Outside, the property has beautiful gardens to the front, side and rear. To the front, the garden is predominantly laid to lawn and enclosed by panel fencing and mature borders with flowering perennials and fruit trees. To the side there is also an area with a paved pathway and raised shrub borders, which opens out to the rear and provides access to the garage & parking. To the rear, the garden is paved and a small attached outbuilding with power supply is connected to the boot room/WC. There is also a concrete base and power supply for a substantial detached home office. Viewings are recommended.

Hildenborough Location

The property is conveniently located on the outskirts of Hildenborough village which has an excellent mainline train station, 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. 3 miles away, 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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