



Ross Cottage, 114 Leigh Road, Hildenborough, Tonbridge, Kent, TN11 9AG

Asking price £1,300,000

Jack Charles
Estate Agents

Sales & Lettings

Ross Cottage,
114 Leigh Road,
Hildenborough,
Tonbridge, Kent,
TN11 9AG

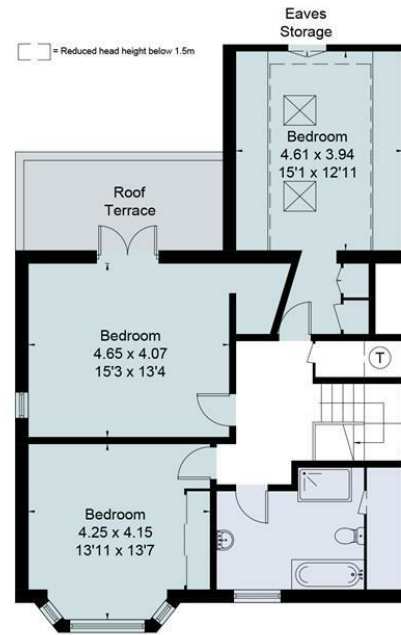
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Approximate Area = 192.3 sq m / 2070 sq ft
Garage = 26.3 sq m / 283 sq ft
Outbuilding = 138.4 sq m / 1490 sq ft
Total = 357.0 sq m / 3843 sq ft
(Including Storage / Excluding Void)
Including Limited Use Area (20.3 sq m / 218 sq ft)
For identification only. Not to scale.
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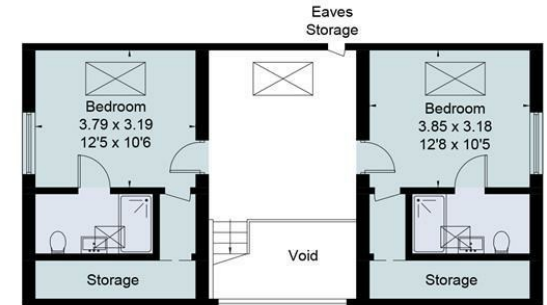
- Two Substantial Dwellings
- Perfect For Multigenerational Families
- Five / Six Bedrooms in Total
- Ample living accommodation In Both Homes
- Perfect & Adaptable for Home office
- Popular Village Location



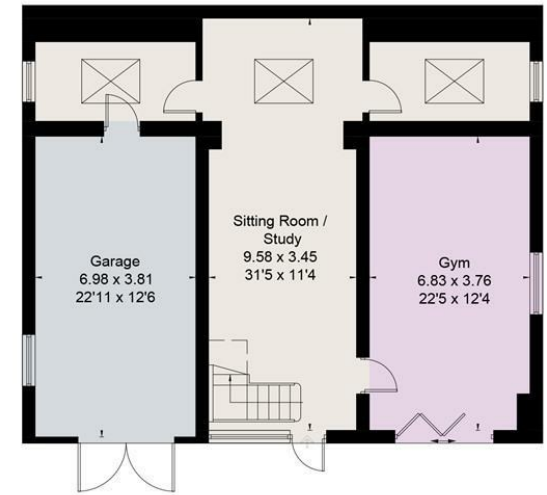
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Important Notice:
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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this wonderful and unusual detached family home which comprises from two substantial dwellings. The property offers so much flexibility and also has the opportunity to extend subject to planning and we feel could be ideal for 2 families moving together wanting their own separation or somebody who wishes to work from home and utilise a substantial converted barn for a variety of uses. Viewings are exceptionally important to appreciate the size and individuality of this property.

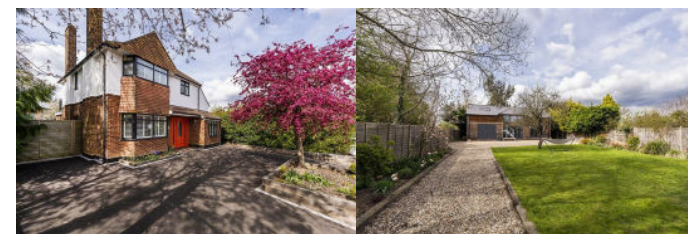
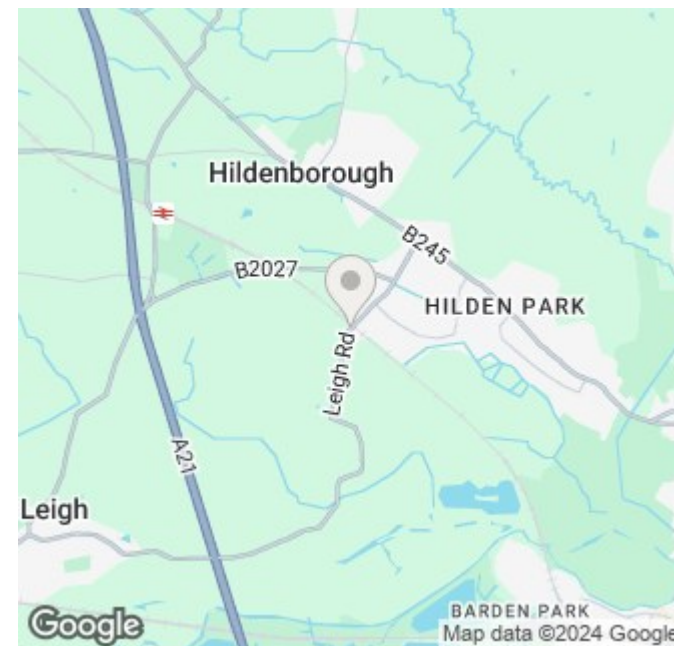
The main dwelling itself comprises from a substantial entrance hall, reception room/occasional bedroom four, utility room, a good size living room and a wonderful Open Plan kitchen / dining room. To the first floor there are three very good size bedrooms and there is a large walk in wardrobe which provides potential for an ensuite and a wonderful large family bathroom. There is also the potential for a loft conversion.

The barn is situated at the end of the drive and at the rear of the garden. It has been beautifully modernised and upgraded by the present owners and currently comprises from a wonderful partially vaulted floor to ceiling glazed entrance. The main reception area is the whole central section and depth and has access to a substantial gym, a further storage/reception room and a potential kitchen come utility area if needed and the large garage space although not used. To the first floor there is a wonderful galleried landing overlooking the front and plenty of eaves storage areas, two ensuite double bedrooms perfect for guests or teenagers and this could be an ideal second ancillary family dwelling.

Outside both properties have the benefit of a long driveway providing parking for several vehicles and to the front there is also further parking for the principal house. To the rear there is a large decked area as well as a spacious and well maintained area lawned garden. Viewings are recommended.

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).



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Least energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

