



Hildenborough Ashes Lane, Hadlow, Tonbridge, Kent, TN11 9QU.

£850,000 - £899,950

Jack Charles  
Estate Agents

Sales & Lettings

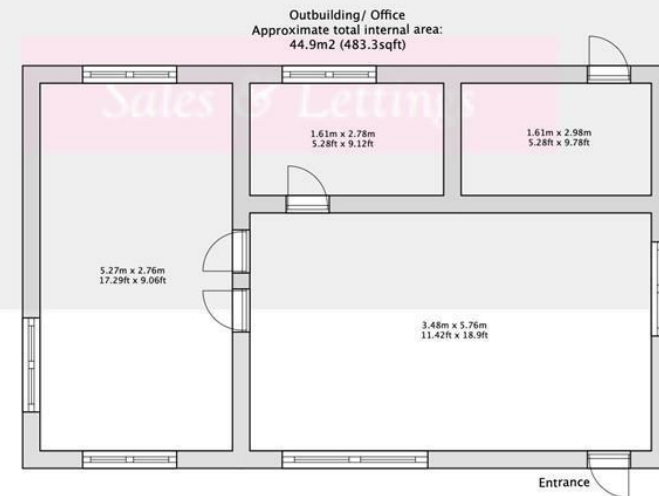
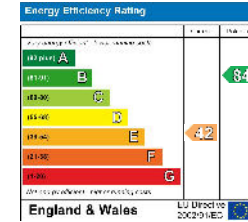
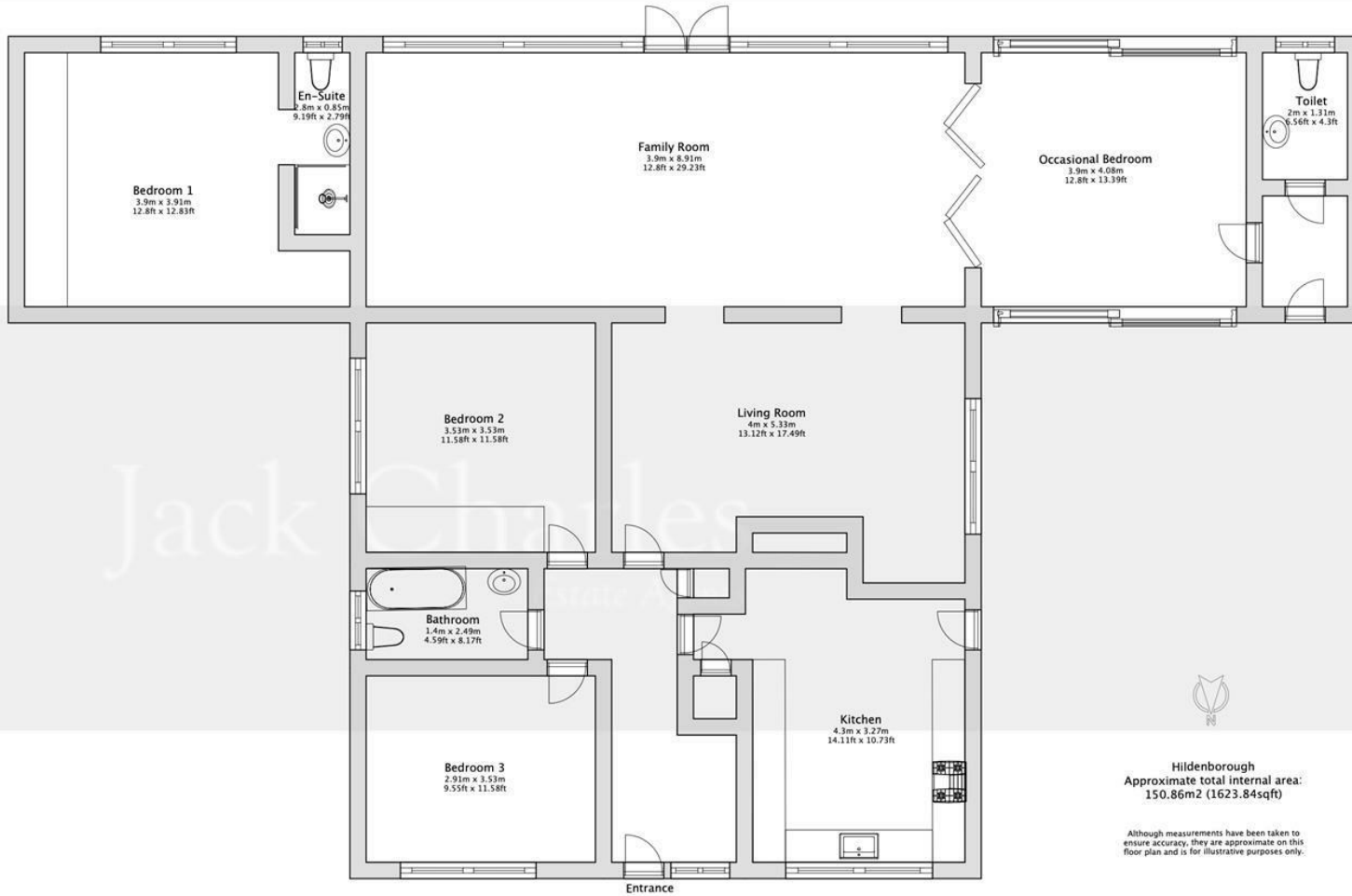


- Detached Bungalow
- Living Room
- Planning Granted For A Replacement Dwelling

- Three / Four Bedrooms
- Dining Room
- Stunning Gardens

- Kitchen
- 3rd Reception / Occasional Bedroom
- Garage & Driveway

**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.



**Hildenborough**  
Approximate total internal area:  
150.86m<sup>2</sup> (1623.84sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.

**Important Notice:**  
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### To Be Sold

Jack Charles are delighted to offer for the sale this wonderful opportunity to purchase a substantial detached bungalow in need of modernisation. There is great scope for further expansion STPP or there is planning permission to demolish the house and build a substantial 4 bedroom detached dwelling.

Hildenborough is a substantial detached bungalow on one level offering great scope to extend as per both neighbouring properties. Subject to all relevant consents, in our opinion there is scope to redevelop the property potentially over two levels or if a buyer wishes to reapply to alter the current planning application. The accommodation currently comprises from an entrance porch, hallway which gives access to two bedrooms and a bathroom, a good sized kitchen to the front affording a lovely aspect over the front garden and fields beyond. The hall also leads through to a sitting room with a side aspect and two archways leading into a magnificent reception room spanning almost the width of the property over looking the rear garden. This room leads to an ensuite bedroom and a further reception room/bedroom that has a bi-folding partition and could either act as an enlargement to the main reception room or made into a permanent reception/bedroom, this room leads to a side lobby with access to a front terrace and a deep WC.

Outside you approach over a tarmac drive, there is a detached garage and a five bar gate leading along the side of the property. The remainder of the front is laid to lawn in a super wooded area. To the rear the garden has been beautifully kept with extensive flower and shrub borders, there is a paved patio and a summer house along with a rose arched walk with a variety of climbing plants and shrub. Passed the initial rhododendrons there is a large second section of garden that proceeds to a point. There is a detached Timber outbuilding previously used as an office.

### Tonbridge Location

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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a 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 a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. 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).

### Hadlow

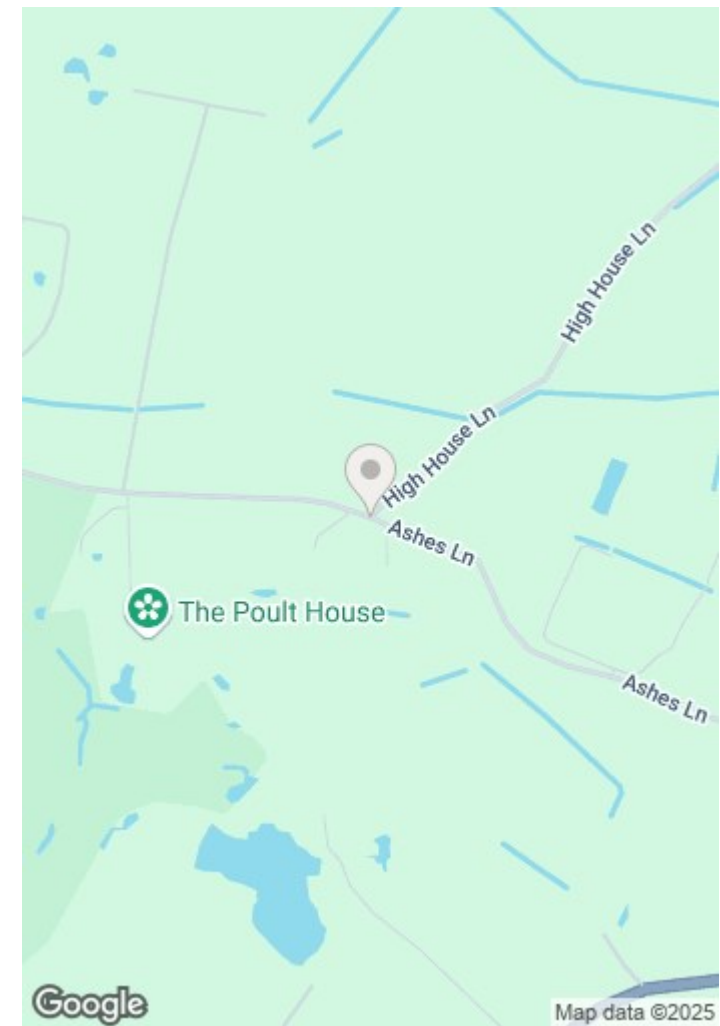
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop with cafe and the Agricultural College, which also has a garden centre, gift shop and cafe.

Tonbridge High Street and industrial estate is only 4 miles away with a handy bus route linking the two. Sevenoaks, West Malling and Maidstone are also within about a 25 minute drive or less. There are supermarkets in Tonbridge and Kings Hill. Bluewater is only about 22 miles to the North.

Tonbridge or Hildenborough stations have fast and frequent services to London Charring Cross or Cannon Street (Tonbridge to London Bridge from 32 minutes). West Malling station has services to London Victoria in about an hour.

There are several primary schools in Hadlow and the surrounding villages. Tonbridge, Tunbridge Wells and Maidstone all have grammar schools. Tonbridge also has a highly regarded public school for boys and two popular preparatory schools.

Road connections are good with access to the M20 and M26 only about 7/8 miles to the North, thereby connecting to the M25, international ports and airports.







**Jack Charles**  
*Estate Agents*

**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

