



Mapledown House, 9 High Hilden Close, Tonbridge, TN10 3DB.

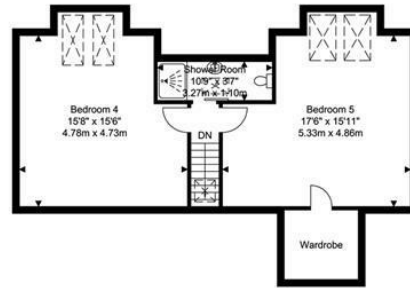
Guide Price £1,470,000 - £1,600,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Stunning Openplan Family Room / Kitchen
- Double Garage & Drive
- Five Bedrooms
- Reception Hall
- Study & Formal Sitting Room
- Four Bathrooms
- Utility Room
- Good Sized Garden

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.

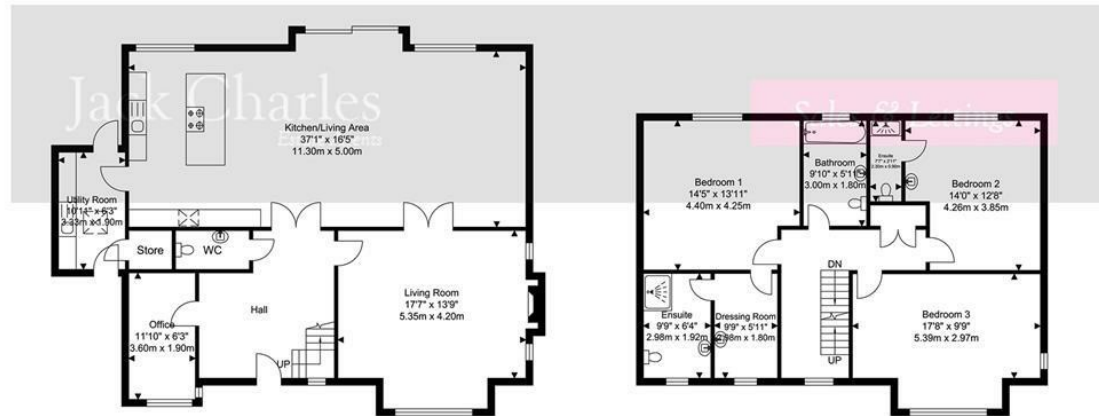


Second Floor
Approximate Floor Area
629.68 SQ.FT.
(58.50 SQ.M.)



Garage
Approximate Floor Area
387.50 SQ.FT.
(36.00 SQ.M.)

Energy Efficiency Rating		Band	Score
Average Energy Rating - overall building details			
102-111	A	85	90
81-101	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Link Energy Rating - digital comparison			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
1257.00 SQ.FT.
(116.78 SQ.M.)

First Floor
Approximate Floor Area
919.45 SQ.FT.
(85.42 SQ.M.)

TOTAL APPROX FLOOR AREA 3193.65 SQ.FT. (296.70 SQ. M.)
For Identification Purposes Only.

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 recently built detached family home situated in a favoured location on the borders of Tonbridge & Hildenborough. The property is walking distant from the High Street & Main line station as well as the local prep schools.

You enter the property into an impressive entrance hall which has space for a sofa and doors to a study, cloakroom/wc formal reception room and a stunning open plan kitchen / family room. The reception room has a double aspect with floor to ceiling height windows, wood burning stove and connecting double doors to the open plan family room. This room is stunning with bi-folding doors leading to out to a garden terrace. There is plenty of space for sofas, table and chairs as well as a really good sized high quality kitchen. There is a door leading to a utility room with space for appliances and doors to both the front & rear of the property.

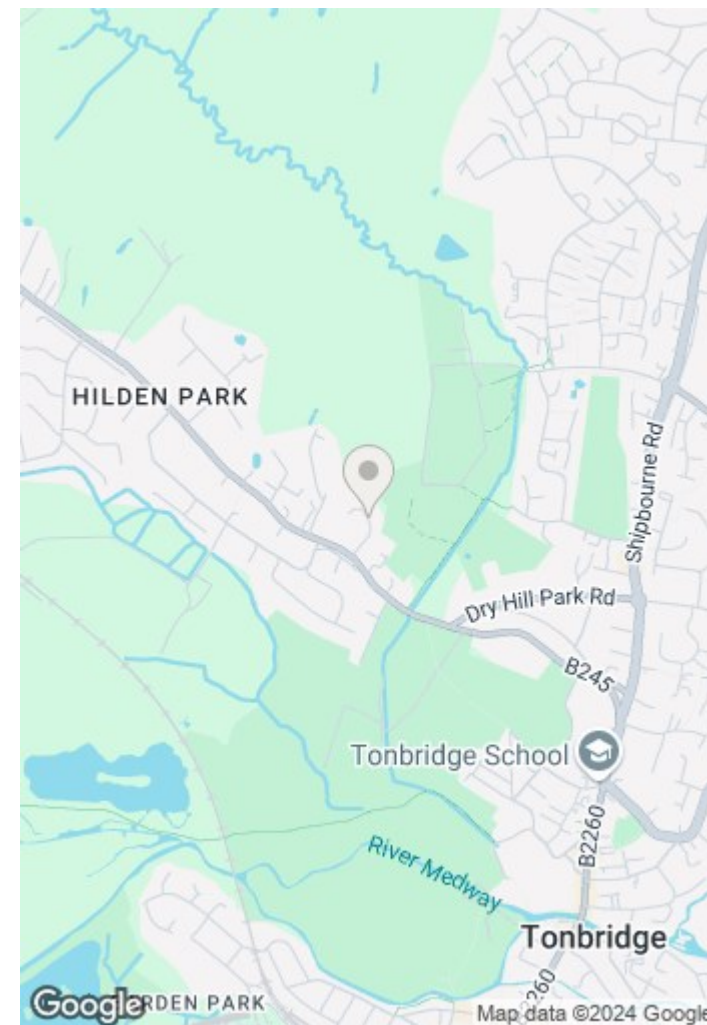
To the first floor there are three bedrooms and a family bathroom, the master bedroom has a walking dressing room which in turn leads to a shower room it has a lovely aspect over the rear as does bedroom two which also has an ensuite. The third bedroom actually doubles up brilliantly as a reception room with a stylish arched floor to ceiling height window to the front.

To the second floor there are two very large double bedrooms, both with balcony windows and one with a walking wardrobe.

Outside the property has a super garden which is lawned, it backs on to playing fields and is very private, there is a raised terrace with glass panelling and access via both sides to the front where the drive provides plenty of parking and there is a detached double garage.

Tonbridge Location

Situated on the borders Tonbridge which 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 High Street stores, 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).





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