



Jack Charles

2 Oakhurst Park Gardens, Hildenborough, Tonbridge, TN11 8BF

Guide Price £850,000 - £900,000

Jack Charles  
Estate Agents

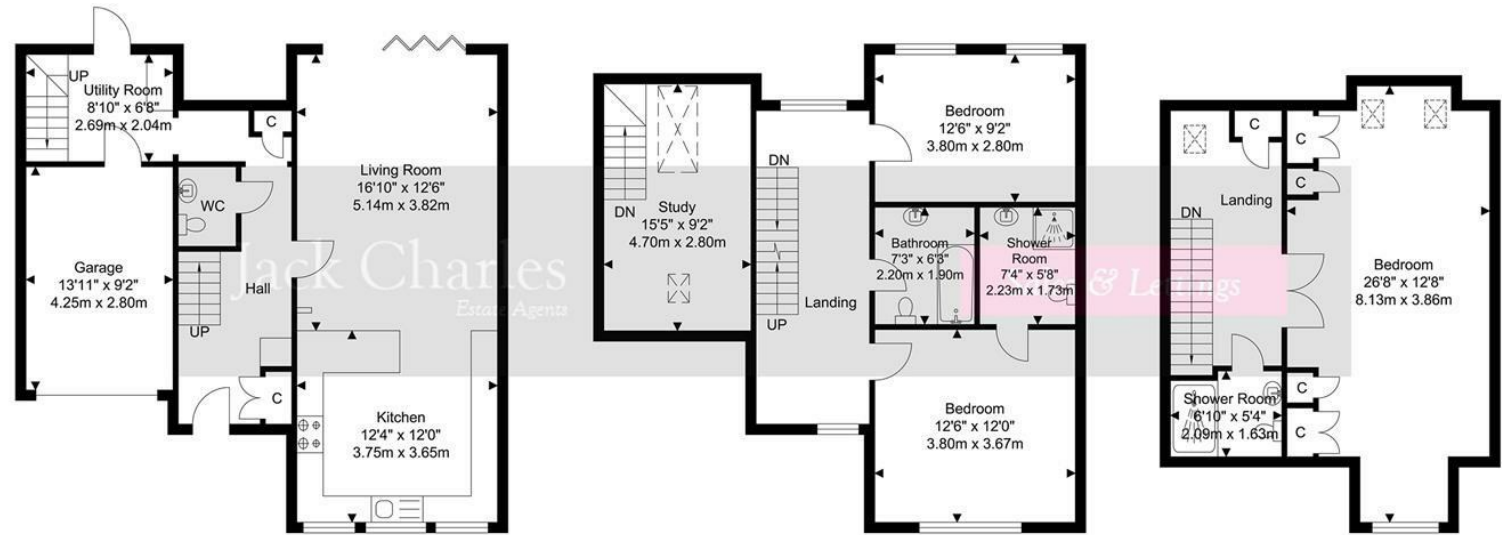
Sales & Lettings



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Gardens,  
Hildenborough,  
Tonbridge, TN11 8BF

**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.

- Spacious Semi Detached House
- Four Bedrooms
- Large Second Floor Bedroom Formally Two Doubles
- Two Shower Rooms Inc Ensuite & A Family Bathroom
- Stunning Open Plan Living / Family room / Dining Room
- Room Over Garage / Occasional Bedroom
- Utility Room
- Lovely Rear Garden
- Parking
- Gated Development With Communal Grounds



Ground Floor  
Approximate Floor Area  
709.87 SQ.FT.  
(65.95 SQ.M.)

First Floor  
Approximate Floor Area  
657.78 SQ.FT.  
(61.11 SQ.M.)

Second Floor  
Approximate Floor Area  
462.95 SQ.FT.  
(43.01 SQ.M.)

TOTAL APPROX FLOOR AREA 1830.61 SQ.FT. (170.07 SQ. M.)  
For Identification Purposes Only.



**Jack Charles**  
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Sales & Lettings

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## To Be Sold

Jack Charles are delighted to be appointed as agents for this wonderful property situated in a select gated development on the outskirts of Sevenoaks & Hildenborough. The property ranges over three floors offering great versatility.

The property itself has an entrance hall with a cloakroom, door to a rear hall leading to the utility room and loft room over the garage which is perfect for those working from home or an occasional bedroom. The kitchen / dining / family room has bifold doors to the rear garden and a high quality fitted kitchen with built in appliances boiling hot water tap and granite work tops. To the first floor are two bedrooms and a family bathroom, one of the bedrooms has an ensuite shower room and to the second floor there is one very large bedroom which used to be two double bedrooms and provides a superb space, this floor is also serviced by a separate shower room.

The rear utility lobby leads to the garden and garage with stairs to a further room over the garage with velux windows one of which opens out to a balcony/ window seat and has a lovely aspect over the rear garden.

Outside to the rear is a lovely garden designed for low maintenance with a sunken garden ideal for seating and a fire pit, there is also a paved terrace adjacent to the family room and a further terrace at the very rear.

There is a further communal wooded area which belongs to the development and the development has several visitors parking spaces available too.

It is worth noting that we understand that there is lapsed planning for a rear extension to enlarge the family room, we feel this would be granted if it was reapplied for by the new owners.

## Location

Oakhurst Park Gardens is conveniently located about 1.7 miles from both Hildenborough station and Hildenborough village centre which offer local amenities, a church, village hall, library, primary school, two private schools and public houses.

- Comprehensive Shopping: Sevenoaks (3.1 miles), Tonbridge (4 miles), Tunbridge Wells (12 miles) and Bluewater (20 miles).
- Mainline Rail Services: Hildenborough to Cannon Street/Charing Cross/London Bridge.
- Primary Schools: Hildenborough C of E, Stocks Green, St Margaret Clitherow Catholic, Weald, Long Mead and Leigh.
- Secondary Schools: Judd Boys Grammar, Weald of Kent Girls and Tonbridge Girls Grammar, Hillview School for Girls, Hugh Christie Technology College and Hayesbrook School for Boys in Tonbridge. St. Gregory's RC School. Bennet Memorial Diocesan School.
- Private Schools: Sackville School and Fosse Bank Independent Primary School in Hildenborough. The Preparatory Schools at Somerhill, Hilden Oaks, Hilden Grange and Tonbridge School in Tonbridge. Sevenoaks School.
- Sporting Facilities: The Nizels Golf and Health Club (1.5 miles) and other golf clubs including Knole, Sevenoaks, Wildernesse, Hilden Park Golf and Leisure Club and Sevenoaks Sports and Leisure Centre. Horse riding and bridle paths in the local vicinity.
- Motorway Links: The A21 is easily accessed and links with the M25, other motorway networks and Gatwick and Heathrow Airports.
- All distances are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	













