



26 Riding Lane, Hildenborough, Tonbridge, TN11 9HY.

Asking price £675,000 - £725,000

Jack Charles
Estate Agents

Sales & Lettings

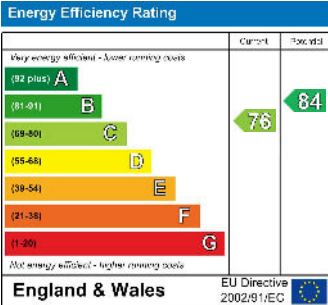
- Extended Family Home
- Stunning Openplan Living / Kitchen / Dining Room
- Parking For 3/4 Cars
- Three Double Bedrooms
- Snug / 2nd Reception Room
- Well Presented
- Ensuite & Family Bathroom
- Pretty Rear Garden
- Village Location

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.

26 Riding Lane

Approximate total internal area:
127.53m2 (1372.72sqft)

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

Nestled in the charming village of Hildenborough, Tonbridge, this beautifully extended semi-detached house offers a perfect blend of modern living and traditional comfort. Built in 1947, the property has been thoughtfully designed to create a spacious and inviting home, ideal for families.

Upon entering, you are greeted by a generous hall and a wonderful open-plan living, kitchen, and dining area that serves as the heart of the home. This bright and airy space is perfect for entertaining guests or enjoying family meals. The separate utility room and cloakroom/WC adds convenience. Additionally, a snug or second reception room provides a cosy spot for relaxation or quiet reading.

The property boasts three well-proportioned double bedrooms and two bathrooms. The master bedroom is a lovely spacious room with walkthrough wardrobe and an ensuite.

Outside, the rear garden offers a tranquil space, perfect for outdoor gatherings with a lovely seating area and a large lawned garden. The property also benefits from parking for three to four vehicles to the front.

Located in a picturesque village setting, this home is not only a delightful place to live but also offers a sense of community and connection to the surrounding countryside. With its spacious layout and modern amenities, this property is a wonderful opportunity for anyone looking to settle in a serene yet accessible location.

Hildenborough Location

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).



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