



138 Oakhill House Tonbridge Road, Hildenborough, Tonbridge, TN11 9EW

Asking price £485,000

Jack Charles  
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*Sales & Lettings*

**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.

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## OAKHILL TWO BEDROOM DUPLEX APARTMENT

### APARTMENT 138

FLOOR: SECOND & THIRD

TOTAL AREA: 89.2 SQ M 960.1 SQ FT



#### ROOM DIMENSIONS

LIVING / DINING  
4.37M X 4.84M 14' 4" X 15' 11"

KITCHEN  
4.10M X 2.24M 13' 5" X 7' 4"

BEDROOM 1  
4.27M X 4.37M 14' 0" X 14' 4"

#### SECOND FLOOR



#### KEY

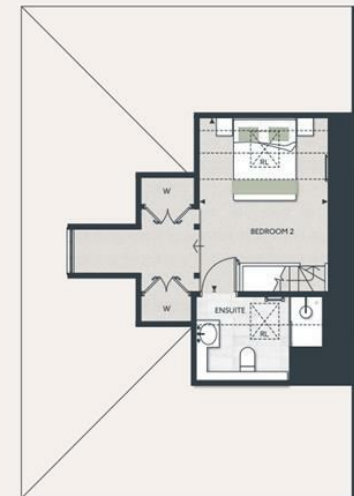
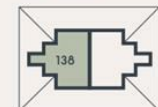
◀▶ Measurement Points W Wardrobe  
C Cupboard SW Space for Wardrobe

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

#### ROOM DIMENSIONS

BEDROOM 2  
4.20M X 3.12M 13' 10" X 10' 3"

#### THIRD FLOOR



- Stunning Duplex Apartment
- Second & Third Floor
- Family Bathroom
- Ensuite Shower Room
- Open plan Kitchen/Dining Room/Living Room
- An allocated parking space included
- Exclusive Residents' Facilities including a gym, cinema room, padel court, BBQ area and co-working space
- Oakhill House boasts a range of impressive features, including shutters and a beautiful modern specification.
- Grade II listed Mansion

#### 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**  
A stunning and beautifully appointed two-bedroom duplex apartment located in the prestigious Oakhill House, a Grade II listed Georgian mansion built in 1804. The property has been meticulously converted into a collection of exclusive one and two-bedroom apartments, set amidst mature landscaped gardens.

The apartment is situated on the second and third floors, featuring a well-designed layout that includes a bedroom, a family bathroom, and an open-plan kitchen, living, and dining area on the second floor. The kitchen is equipped with high-end integrated appliances, such as a Siemens built-in oven, a four-zone induction hob, a fridge/freezer, and a Bosch dishwasher. The living and dining space is spacious, enhanced by large windows that allow for ample natural light and the flooring throughout the kitchen, dining, living room, and hallway is finished with Amtico wood-effect vinyl in a parquet pattern. The bathroom boasts high-quality fixtures, including a Roca over-countertop washbasin and stylish brushed brass fittings, complemented by full-height wall tiling in the shower enclosure and above the bath.

On the third floor, the master suite features an en suite bathroom and a walkthrough wardrobe area with bespoke fitted wardrobes leading to a dressing area. The apartment also includes an allocated parking space and access to the beautifully maintained grounds and gardens, along with the various amenities offered by the development.

**OAKHILL**  
Oakhill is a brand new gated estate set in 30 acres of beautiful Kent countryside, comprising an impressive collection of 1, 2 and 3 bedroom apartments and 3, 4 and 5 bedroom houses. Berkeley have also redeveloped the stunning Grade II Listed building converting Oakhill House it into wonderful bespoke apartments.

Residents will benefit from stunning views across the mature landscaped surroundings. The train station at Hildenborough provides connections to London Bridge in 32\* minutes. Exclusive residents' facilities including a gym, cinema room, padel court, co-working space and outside BBQ area.

\*Journey times approximate only. Source: nationalrail.co.uk and Google maps  
\*\*CGI's are indicative only Source: nationalrail.co.uk and Google maps

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets and benefits from a private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away\*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

**SPECIFICATIONS**

**KITCHEN**

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors and drawers
- Matt bronze handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Stainless steel undermount sink with stylish stainless steel mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4 zone induction hob
- Elica concealed extractor above induction hob
- Fully integrated dishwasher
- Built-in fridge freezer
- Integrated washer dryer (Plot 134, 138 and 138A)

**BATHROOM**

- Bespoke cabinetry to bathroom including:
  - Bevelled wall mirror above washbasin and wall hung cabinet with feature groove detail above WC (Plot 136, 137, 138, 138A)
  - Vanity unit with feature groove detail below washbasin
  - Bath panel with removable front fascia and feature groove detail
- Stylish wall lights either side of mirror/mirror cabinet
- Silestone vanity top
- Roca under countertop/semi recessed washbasin as applicable
- Luxury steel bath with glass screen, bath filler waste and overflow, and multi-function slide rail shower kit
- Stylish brushed nickel Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic bath/shower valve
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover

- Heated brushed steel towel radiator
- Stylish floor tiles
- Full height wall tiling to walls above bath. Half height feature tile to WC wall. Tiled skirting and paint finish to remaining walls

**ENSUITE**

- Bespoke cabinetry to ensuite including:
  - Wall hung mirror cabinet with anodised aluminium frame, complete with glass shelving and shaver socket
  - Vanity unit with feature groove detail below washbasin
- Stylish wall lights either side of mirror cabinet
- Silestone vanity top
- Roca under countertop washbasin
- Shower enclosure with multi-function slide rail shower kit
- Brushed nickel shelf to shower enclosure
- Stylish brushed nickel Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic shower valve
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed steel towel radiator
- Stylish floor tiles
- Full height wall tiling to shower enclosure. Half height feature tile to WC wall. Tiled skirting and paint finish to remaining walls

**INTERIOR FINISHES**

- White painted panelled internal doors
- Stylish matt bronze reeded door knobs
- White painted skirting boards and architraves
- Feature cornice to designated areas
- Wire shelving system to linen cupboard
- Amtico wood-effect vinyl flooring laid in parquet pattern, to all areas except bedrooms, bathroom and en suite
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes to bedroom 1. Internal fittings to include shelf and hanging rail. LED strip light installed to underside of shelf

**HOME ENTERTAINMENT**

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area
- Openreach fibre optic broadband connectivity is available in every property, with convenient data points around the house

**ELECTRICAL & LIGHTING**

- LED downlights to hallway, kitchen, living/dining area, bedroom\*, bathroom and ensuite

- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedrooms 1 and 2\*
- Shaver socket to bathroom and ensuite

**HEATING & HOT WATER**

- Electric heating and hot water system
- Mechanical ventilation system

**EXTERNAL**

- Allocated parking space(s)

**COMMUNAL AREAS**

- Cycle storage
- Bin storage

**SECURITY & PIECE OF MIND**

- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door chain and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team

**THE RESIDENTS' CLUB**

The residents' club, centrally located within the apartment buildings, is just moments away from your front door. Find a quiet spot for work, watch your favourite films in the cinema, and catch up with friends. Take part in a spirited match on the padel court, get your heart pumping on the treadmill, or host a family dinner at the bbq area. With on-site amenities on a scale rarely seen outside of London, you don't have to compromise on comfort to live out your rural escape dreams.

