Grove Barn Nizels Lane, Hildenborough, Tonbridge, TN11 8NU

Guide price £1,150,000 - £1,250,000

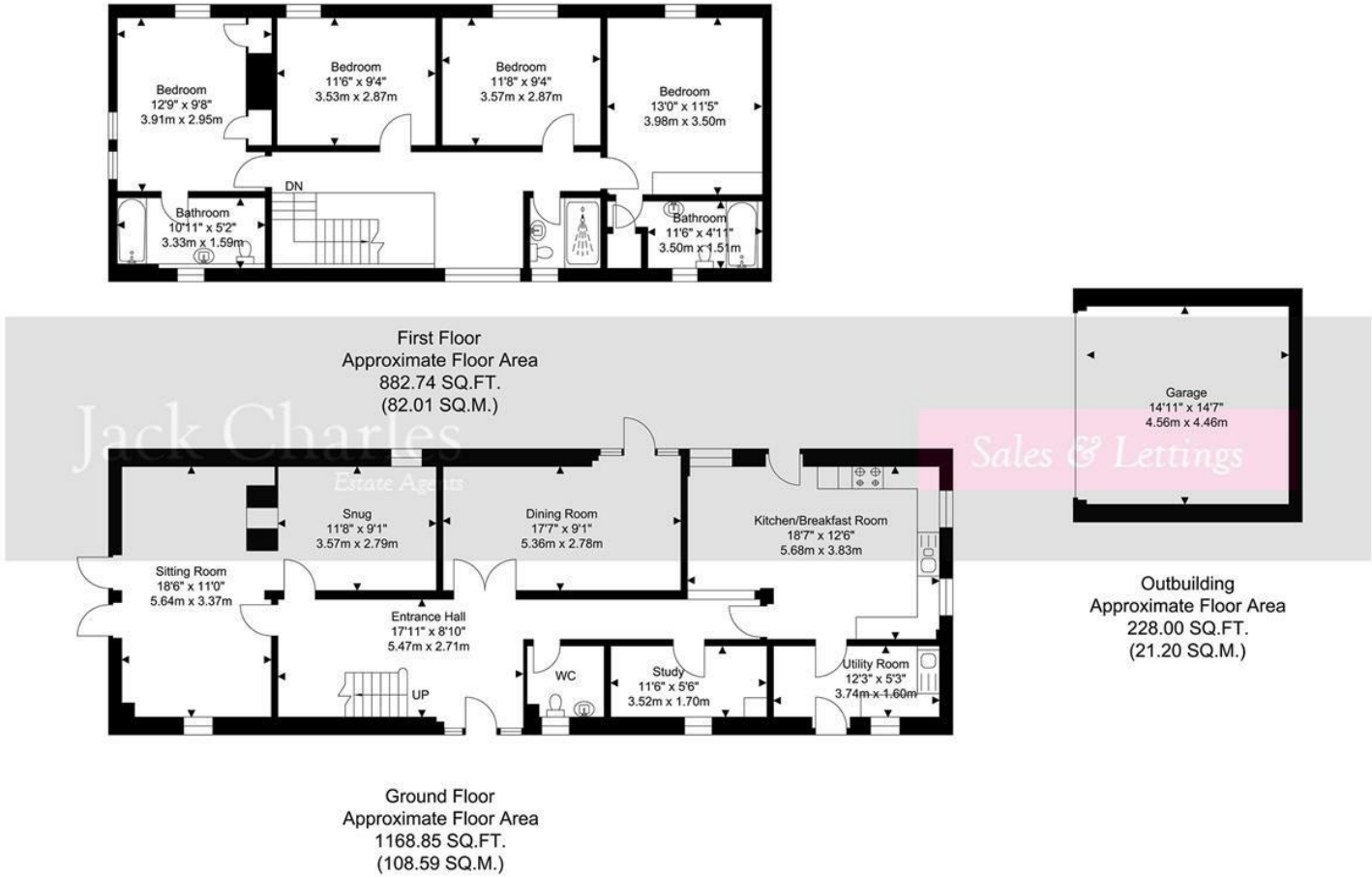
Jack Charles
Estate Agents

Sales & Lettings

Grove Barn
Nizels Lane,
Hildenborough,
Tonbridge,
TN11 8NU

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.

- Detached Barn
- Four Bedrooms
- 3 Bathrooms
- Kitchen / Breakfast Room
- 4 Reception Rooms
- Beautiful Gardens
- Siding onto Fields
- Double Garage
- Parking



TOTAL APPROX FLOOR AREA 2279.79 SQ.FT. (211.80 SQ. M.)
For Identification Purposes Only.

N

Jack Charles
Estate Agents
Sales & Lettings
191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 82
6 London Road
Tonbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721
20 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

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 Grove Barn, a charming four bedroom, 3 bathroom barn conversion, set along a highly favoured country lane and conveniently located for access to the station. The property has been in the same family ownership for many years and is well presented throughout, enjoying character features, landscaped gardens, ample parking and a detached double garage.

The accommodation is arranged around a spacious vaulted entrance hall with galleried landing above. The ground floor offers a bright dual aspect sitting room with double sided fireplace and adjoining snug, formal dining room with garden outlook, country style kitchen/breakfast room with integrated appliances, utility room, cloakroom and study.

To the first floor there is an impressive galleried landing with reading nook, main bedroom suite with ensuite, second guest bedroom with ensuite, two further double bedrooms and a contemporary shower room.

Externally, the property benefits from a block paved driveway leading to a detached double garage. The beautifully landscaped gardens surround the barn and feature an Indian stone terrace, ideal for outdoor entertaining, bordered by mature hedging and enjoying views over neighbouring fields.

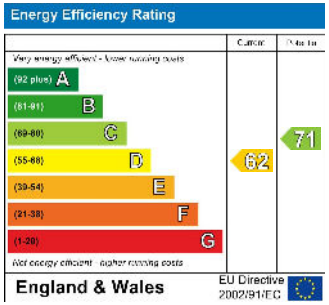
Hildenborough Location

Grove Barn is situated in a desirable semi rural position along the highly regarded Nizels Lane, on the outskirts of the popular village of Hildenborough. The village provides a range of everyday amenities including local shops, post office, medical centre, church, public house and library, together with an active community and regular farmers' market.

Hildenborough mainline station is within easy reach, offering fast and frequent services to London Charing Cross and Cannon Street, making the location ideal for commuters. The area is also well served by an excellent selection of schools, including Stocks Green and Hildenborough CofE primary schools, along with grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells, and a number of respected independent schools such as Sackville, Hilden Grange and Tonbridge School.

The nearby A21 provides convenient access to the M25 motorway network, linking to London, the south coast, major airports and the Channel Tunnel. The neighbouring towns of Sevenoaks and Tonbridge offer a wider range of shopping, dining and leisure facilities.

The surrounding countryside offers a wealth of walking routes, with further recreational amenities including Nizels Golf and Country Club, Hilden Golf Driving Range, Sevenoaks Rugby Club and cricket at The Vine, all within easy reach.



Jack Charles

Jack Charles

Jack Charles

Jack Charles
Estate Agents

Jack Charles

Jack Charles

Jack Charles

Jack Charles

Jack Charles