The Oast House Hillview Road, Hilldenborough, TN11 9DB

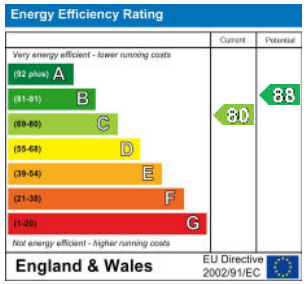
Asking price £2,850,000

Jack Charles
Estate Agents

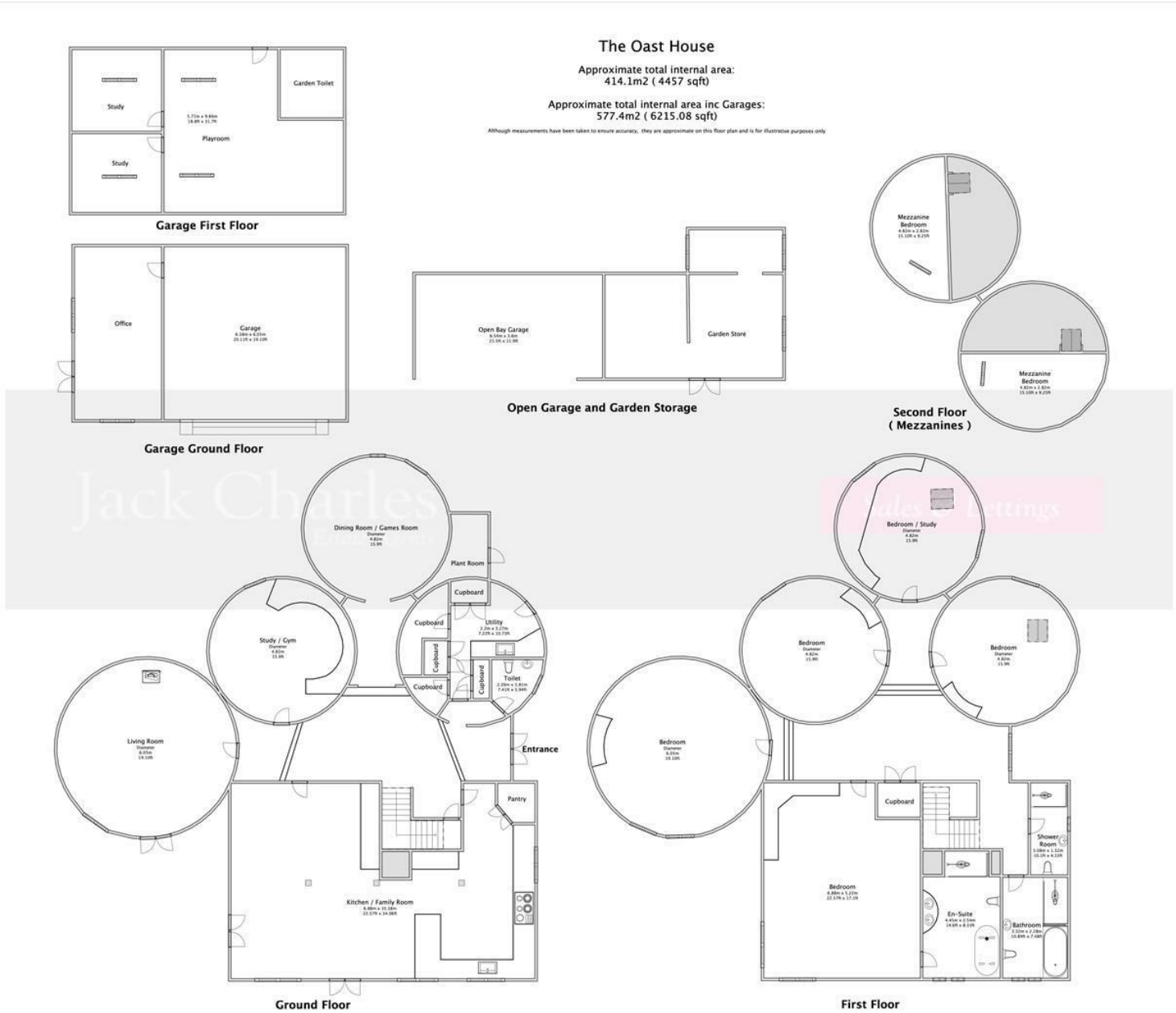
Sales & Lettings

The Oast House
Hillview Road,
Hilldenborough,
TN11 9DB

- Detached Four Roundel Oast
- Five Bedrooms Plus Annexe Potential
- Three Bathrooms
- Stunning Open Plan Kitchen / Dining Family room
- Three Further Roundel Reception Rooms
- Triple Garage With Office Space
- Open Barn, Garden Store and Workshop
- 1.39 Acre
- Large Pond & Grounds
- Ample Parking



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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To Be Sold

Jack Charles are delighted to offer this distinctive and beautifully maintained four roundel Oast House, enjoying a private position in the sought after village of Hildenborough and set within approximately 1.4 acres of mature grounds.

Situated at the end of a shared driveway, this unique family home enjoys a peaceful setting with established gardens, an impressive ornamental pond that has potential for a small private fishery, and a wonderful sense of seclusion. Combining period character with contemporary styling, the property offers generous and versatile accommodation throughout.

The welcoming interior has been thoughtfully updated and finished to a high standard, featuring oak and limestone flooring across much of the ground floor, exposed beams, a decorative wrought iron staircase and an abundance of natural light from large windows and glazed doors.

The principal reception room is located within the largest roundel and provides an elegant space for both entertaining and relaxing, centred around a wood burning stove and opening directly onto the terrace and gardens. Additional reception areas offer exceptional versatility and are currently arranged as a gym/home office and a pool room, which could equally serve as a formal dining room. Each occupies its own roundel, providing flexible accommodation to suit a variety of lifestyles. The fourth roundel has been cleverly adapted to accommodate a utility room, with additional space for fridge/freezer, and a spacious cloakroom/WC.

The kitchen/breakfast room is fitted with an extensive range of bespoke cabinetry, granite worktops and a central breakfast area, complemented by a state of the art LaCanche range. Open plan in design, the kitchen flows seamlessly into a spacious dining and sitting area, which enjoys attractive views across the gardens and pond, with direct access to the terrace, making it an ideal space for everyday family life and entertaining.

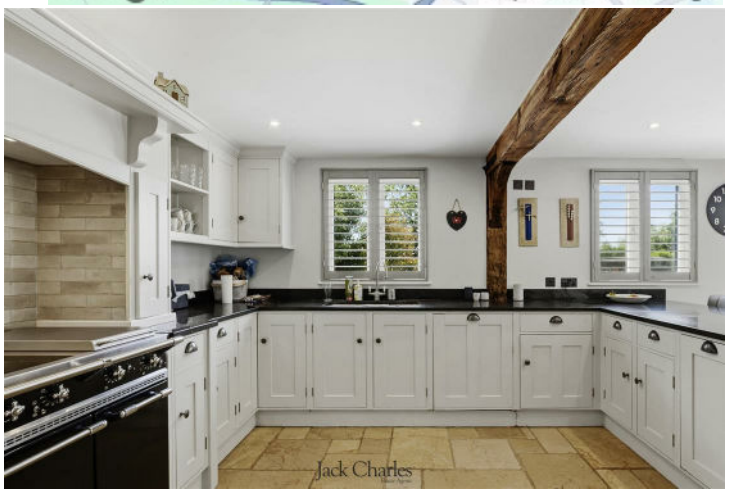
The first floor offers an impressive principal suite with fitted wardrobes and a stylish en suite bathroom featuring both a freestanding bath and separate shower. Four further bedrooms are arranged across the remaining roundels, two of which benefit from mezzanine sleeping areas accessed via paddle staircases, allowing the main floor space to be utilised as sitting areas, dressing rooms, study spaces or hobby rooms. A beautifully appointed family bathroom, complete with both a bath and walk in shower, together with a separate shower room, serves the remaining bedrooms.

Outside, a private gravel driveway provides ample parking and access to two substantial outbuildings. One comprises a brick built garage with electric doors, an adjoining office and a large first floor area incorporating a principal games room and two further rooms, ideal for those working from home. Subject to any necessary consents, this space could also offer potential for annexe style accommodation. A second detached building provides an open fronted barn together with a substantial workshop and garden store.

The grounds are a particular feature of the property, offering extensive lawns framed by mature trees, established shrubs and well stocked borders. A recently laid paved terrace provides an excellent space for outdoor entertaining, with contemporary glass balustrading separating the terrace from the large pond, which forms a stunning focal point within the gardens. In total, the grounds extend to approximately 1.39 acres.

Hildenborough Location

The property is conveniently located, being in Hildenborough village and within walking distance to Tonbridge high street. 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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