

32 Fairfield Way, Hildenborough, Tonbridge, Kent, TN11 9EU

Asking price £1,100,000

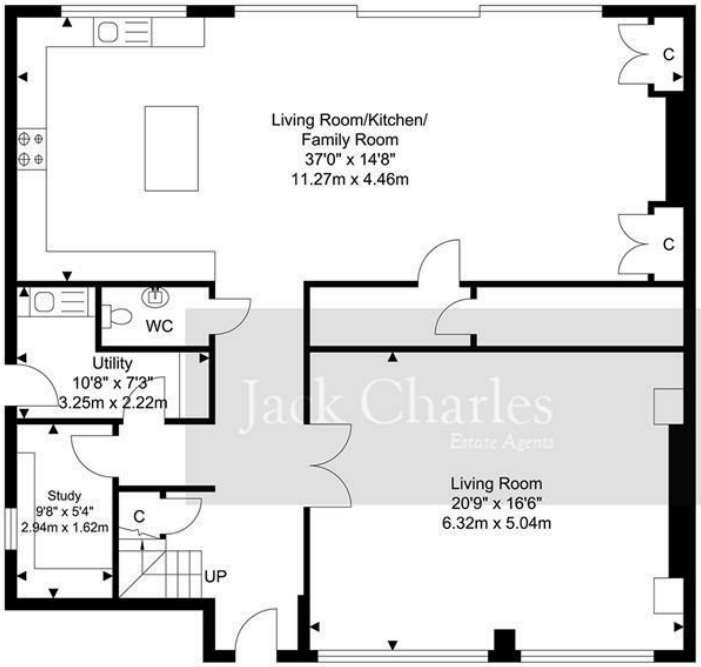
Jack Charles
Estate Agents

Sales & Lettings

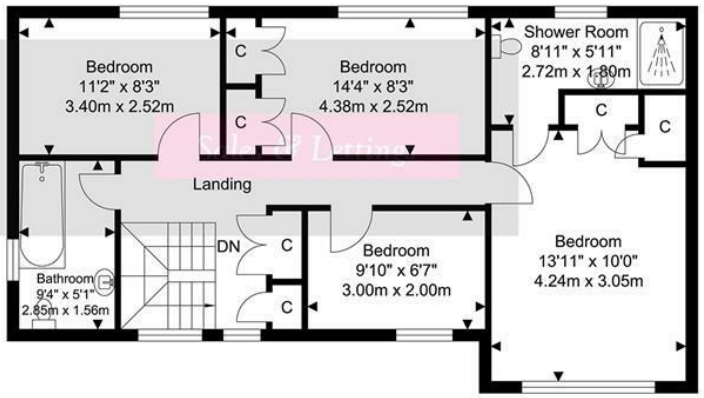
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

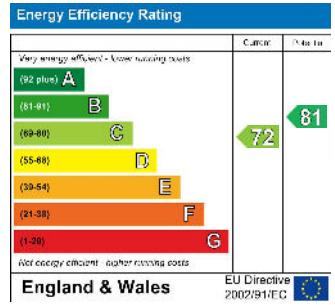
- Stunning detached family home
- Four bedrooms
- Principal en-suite and family bathroom
- Beautifully reconfigured and extensively modernised
- Impressive 37ft open-plan kitchen, dining and family room
- Study, utility room and ground-floor cloakroom
- Landscaped rear garden with generous entertaining terrace
- Driveway providing off-road parking
- Approximately 1,936 sq ft of accommodation
- Situated on the outskirts of Hildenborough, within walking distance of Tonbridge



Ground Floor
Approximate Floor Area
1266.26 SQ.FT.
(117.64 SQ.M.)



First Floor
Approximate Floor Area
669.29 SQ.FT.
(62.18 SQ.M.)



TOTAL APPROX FLOOR AREA 1935.56 SQ.FT. (179.82 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to offer for sale this stunning four-bedroom detached family home, situated on the outskirts of Hildenborough and within walking distance of Tonbridge. Beautifully reconfigured and extensively modernised, the property offers approximately 1,936 sq ft of stylish accommodation, complemented by a lovely landscaped garden and driveway parking.

The ground floor comprises an entrance hall, a separate study and a spacious sitting room with attractive herringbone flooring, bespoke cabinetry and an integrated home cinema installation.

A particular highlight is the impressive 37ft open-plan kitchen, dining and family room, with large sliding glass doors opening onto the garden terrace. The kitchen features an extensive range of fitted units, integrated appliances and a central island with breakfast seating, alongside ample space for dining and relaxing. Underfloor heating and automated blinds add further comfort, while a separate utility room and cloakroom complete the ground floor.

Upstairs, there are four bedrooms, a principal en-suite shower room and a family bathroom, both beautifully appointed with Porcelanosa tiling and fittings.

The attention to detail extends throughout the house, with professionally designed Lutron lighting, integrated ceiling audio, bespoke joinery and fitted window treatments. Further benefits include professionally installed Wi-Fi, a monitored alarm, a whole-house water softener and filtered drinking water.

Outside, the generous gravel driveway provides off-road parking. The rear garden features a broad paved terrace, ideal for entertaining, leading onto a lawn with established trees, planted borders and neatly clipped hedging.

Viewing is highly recommended to appreciate the accommodation and quality of finish throughout.

Agent's note: The precise audio-visual equipment included in the sale will be agreed separately.

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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