



ASHLEY ROAD  
TONBRIDGE - £995,000



# 5 Ashley Road

Hildenborough, Tonbridge, TN11 9EA

**Entrance Hall - Utility Room - Study/Bedroom - Downstairs  
Bedroom - Downstairs Bathroom - Sitting Room/Dining  
Room - Kitchen - First Floor Landing - Bedroom With En  
Suite Shower Room - Two Further Bedrooms - Family  
Shower Room - Garage - Off Road Parking  
Generous Rear Garden**

A stunning, contemporary styled detached family home which has been finished to the highest standard throughout and offers superb family space for entertaining, relaxing and socialising. The current owners took an ordinary bungalow and have transformed it with a large loft conversion and double height glass ground floor extension to provide the accommodation now on offer.

The ground floor reception space is the hub of the house with its grand wall of double height glass which provides huge amounts of light and a beautiful aspect over the gardens. With two sets of bi-fold doors to open the width of the house this is the room with the WOW factor.

There is a sitting room space with a log burner as well as a dining area and this leads round the contemporary styled kitchen with two tone cupboards and drawers finished in pale grey and dark blue and a contrasting white quartz worksurface and riser as well as a central island unit. The whole of this space is finished with a porcelain tile floor and provides separate areas which flow well together.

Also on this floor is a large double bedroom which could be a separate reception room as well as a study, family bathroom and utility room.

A engineered oak staircase with glass balustrading leads you up to the first floor where there are three large double bedrooms with one having the benefit of an ensuite shower room, as well as there being a further family shower room.

Outside there is a large patio area which extends from the back of the house and around both sides providing pockets of seating areas as the sun moves around.





There is a large expanse of lawn, ideal for budding footballers or cricketers and there is plenty of scope for a keen gardener to create a landscaped space. There is a greenhouse and wood store and the detached tandem garage can be accessed from the side of the house via a passenger and bi-fold doors. The property has plenty of parking to the front on a brick built driveway. Finished to an exceptional standard we have no hesitation in recommending an early viewing to appreciate the quality and design of this unique and individual -design property.

Composite front door with glazed insert and frosted panels to either side and large glass panels above.

**ENTRANCE HALL:**

Double height ceiling, engineered oak staircase to first floor, solid oak floor, radiator.

**STUDY/ BEDROOM:**

Double glazed window to front, radiator.

**BEDROOM:**

Double glazed window to rear, large double room, could be used as a reception room, radiator.

**UTILITY ROOM:**

Frosted double glazed window to front, space and plumbing for washing machine and tumble dryer, wall mounted Vaillant boiler, consumer unit, hot water tank, tiled floor.

**BATHROOM:**

Frosted double glazed window to front, bath with mixer tap and hand held attachment, wc, basin with dual drawers underneath, shower point, heated towel rail, tiled walls and floor, ceiling spots, extractor fan.

**SITTING/DINING ROOM:**

Double height glass wall with 2 bi-folding doors across width of room and multiple glass panels above affording huge amounts of light, log burner with glass hearth, tiled floors, ceiling spots, 3x radiators.

**KITCHEN:**

Double glazed window to front, frosted double glazed door to side, fitted with pale grey and dark blue handleless cupboards and drawers with contrasting quartz work surface and riser with central island unit, integrated dishwasher, 1 1/2 inset sink with spray mixer tap, 5 ring

gas hob, dual eye-level oven, space for American fridge freezer, ceiling spots, tiled floor.

**LANDING:**

Solid oak floor, eaves cupboard, velux window, radiator.

**BEDROOM:**

Double glazed window to rear and velux window to front, eaves storage, ceiling spots, radiator.

**EN-SUITE:**

Frosted double glazed window to rear, shower cubicle with thermostatic controls and fixed waterfall head, heated towel rail, wc, basin set into vanity unit, shaver point, ceiling spots, tiled floor and splashbacks.

**BEDROOM:**

Double glazed window to front, frosted double glazed window to side, built in eaves storage, radiator.

**BEDROOM:**

Frosted double glazed window to side and window to rear, eaves storage, radiator.

**SHOWER ROOM:**

Frosted double glazed window to rear, double walk in shower with thermostatic controls and fixed waterfall head, basin with vanity drawers underneath, wc, heated towel rail, tiled walls and splashback, shaver point, ceiling spots, extractor fan.

**GARAGE:**

Detached tandem garage with electric up and over doors, remote control, power and light source, bi-folds to rear and side access.

**OUTSIDE FRONT:**

Brick driveway, low level shrubs denoting the boundary, ample off road parking, lawn and path to front door.

**OUTSIDE REAR:**

Large patio from the main reception space which leads around both sides of the house with level lawn beyond and a mature apple tree, greenhouse, wood store, outside tap.



**SITUATION:**

This popular village offers a local shop/post office, chemist, hairdresser, café, medical centre, village hall, church, pub and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools including Judd and The Skinners School, together with Sackville in the village. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre while the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

**COUNCIL TAX BAND:**

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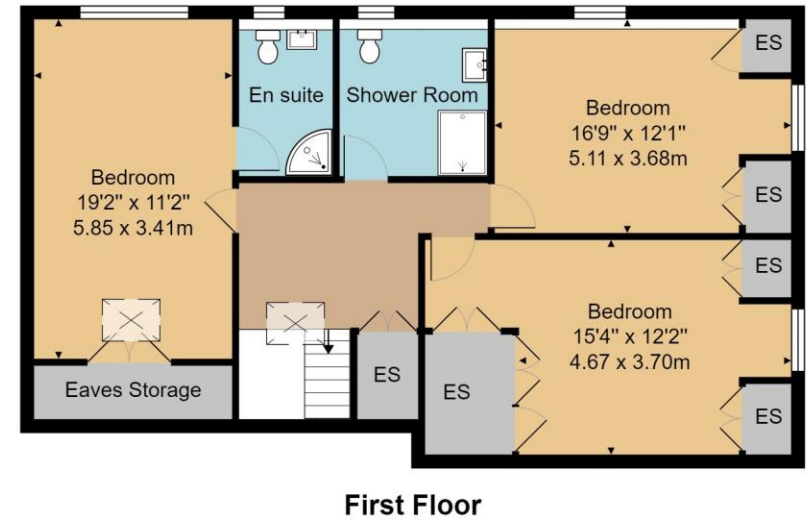
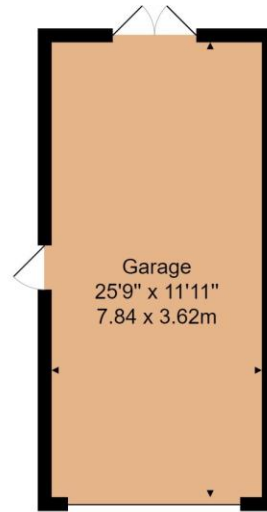
**TENURE:**

Freehold.

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311





House Approx. Gross Internal Area 2514 sq. ft / 233.5 sq. m  
Garage Approx. Internal Area 306 sq. ft / 28.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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