



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Woodhatch

Riding Lane, Hildenborough, Kent TN11 9LR

Guide Price: £1,150,000 Freehold

- *Superb location within a highly favoured country lane
- *Beautiful gardens extending to approximately One Acre
- *Five Bedrooms
- *Four Bathrooms/Shower Rooms
- *Spacious Living Room
- *Extended Dining Room
- *Kitchen/Breakfast Room
- *Detached Double Garage with storage room over
- *Adjoining Utility Room
- *Various Outbuildings including Stable and Tack Room
- *Approximately 2 acres of further adjoining land available by separate negotiation
- * No onward chain

Description

A spacious and versatile detached property occupying a delightful semi-rural location within this highly favoured country lane one mile from the centre of the village. The property is set within glorious formal gardens extending to approximately one acre and enjoys a lovely rural outlook to the front and rear. The property is presented in good order throughout with ample scope for further extension if required subject to the usual planning consents. There is also additional land available for sale by separate negotiation and approached by a five bar gate at the rear of the garden close to the stable and tack room.

POINTS OF NOTE:-

- Double glazed entrance porch with tiled flooring leading to spacious reception hall with part vaulted ceiling, built in cupboard, tiled flooring, staircase to first floor, multi-paned double doors opening to dining room and living room.
- The double aspect living room is light and airy with fireplace having electric coal effect fire, double glazed double doors to side and study area.
- The double aspect kitchen/breakfast room is fitted with a range of light wood finish wall mounted and base units of cupboards and drawers with granite worktops, 1½ bowl sink unit, space and plumbing for dishwasher, Belling cooker with electric hob and double oven, extractor hood in canopy above, tall cupboard with space for fridge/freezer, cupboard housing Camray oil boiler plus programmer, tiled flooring.
- The extended dining room enjoys a double aspect over gardens to the front and side.
- A versatile family room, study or ground floor bedroom with a delightful outlook over the rear gardens, built in double wardrobe.
- Ground floor guest suite with double aspect to the front and rear and en-suite shower room comprising shower cubicle, pedestal wash basin, close coupled w.c, heated towel rail and tiled flooring.
- Also on the ground floor is a useful shower room/utility with space and plumbing for washing machine and vent for tumble dryer, tiled shower cubicle, pedestal wash basin, close coupled w.c, heated towel rail, built in shelved cupboard and tiled flooring.
- On the first floor the landing has two built in wardrobe cupboards.
- A double aspect master suite with delightful rural views to the front and rear with a dressing area having two built in double wardrobes leading to a tiled en-suite bathroom comprising panelled bath with wall mounted shower attachment and folding glazed screen, close coupled w.c, wash basin, bidet and heated towel rail.
- The second double bedroom enjoys a double aspect with attractive rural outlook to front, access to eaves storage cupboards and a ceiling fan/light.

- The third bedroom on the first floor enjoys an aspect to the rear and door to useful loft storage space housing two hot water cylinders.
- The first floor bathroom comprises a panelled bath with wall mounted shower attachment, folding glazed screen, close coupled w.c, wash basin and heated towel rail.
- To the front of the property there is a generous driveway and parking area, lawn to side and various mature shrub borders including spirea, hebe and photinia red robin, and trees including liquid amber, sweet chestnut and fig. Side access to rear garden via single and double gates.
- Detached double garage with two up and over doors to front, light and power and access via staircase to first floor storage room, ideal for conversion to home office. Utility room to rear of garage comprising single drainer stainless steel sink unit with hot and cold taps, base unit of cupboards and drawers with space for washing machine and tumble dryer.
- The stunning rear garden is a delightful feature being mainly laid to lawn with a variety of specimen trees and shrubs including fruit trees, star magnolia, silver birch, walnut, weeping willow and acers. There is a paved terrace adjoining the rear of the property and various outbuildings including a stable with adjoining tack room located to the rear of the plot close to the adjoining field which is available by separate negotiation. Workshop with power and light, potting shed. There are two summer houses, one of which can be rotated to face the sun.
- Further adjoining land extending to approximately two acres and comprising fields and copse available by separate negotiation. Vehicular access via bridle path to Riding Lane. Within the grounds there is a barn requiring renovation and three small outbuildings.
- EPC: F
- Services: Mains water, electricity, drainage, Oil C.H.

Hildenborough

This popular village offers local shops and amenities including medical centre, village halls, church, public house, library and post office. Café 1809 owned by Dame Kelly Holmes and the weekly farmers' market are both popular meeting places for the local community, whilst the mainline station offers services to London Charing Cross (Via Waterloo East) and Cannon Street. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge and Tunbridge Wells, together with Sackville and Fosse Bank independent schools in Hildenborough. 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 nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, sports facilities at The Angel Centre in Tonbridge plus Sevenoaks Rugby Club and cricket at The Vine in Sevenoaks.

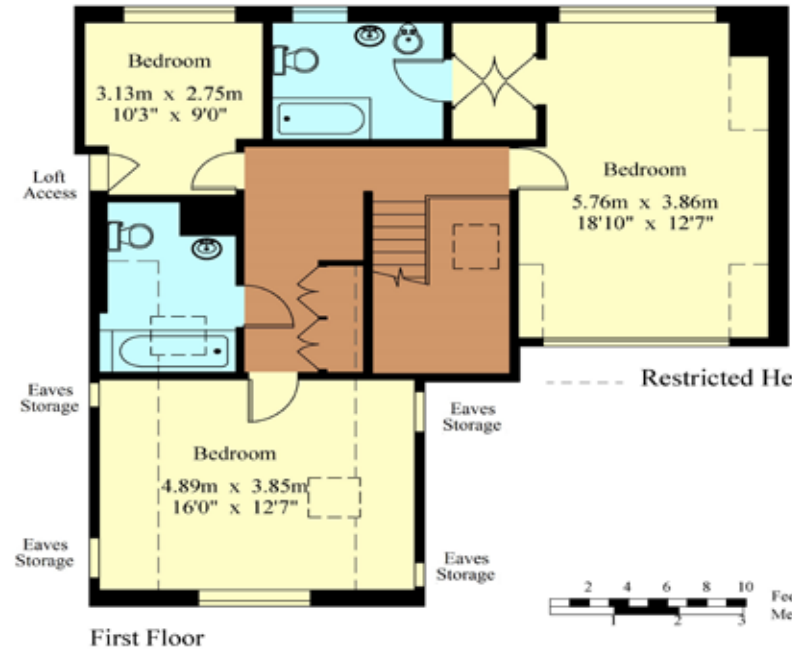
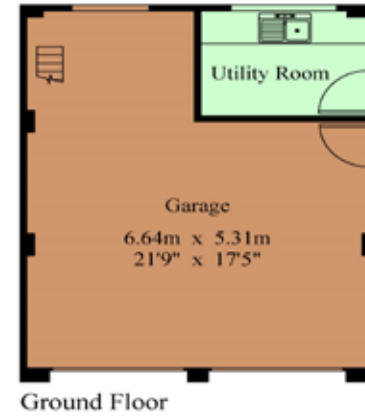
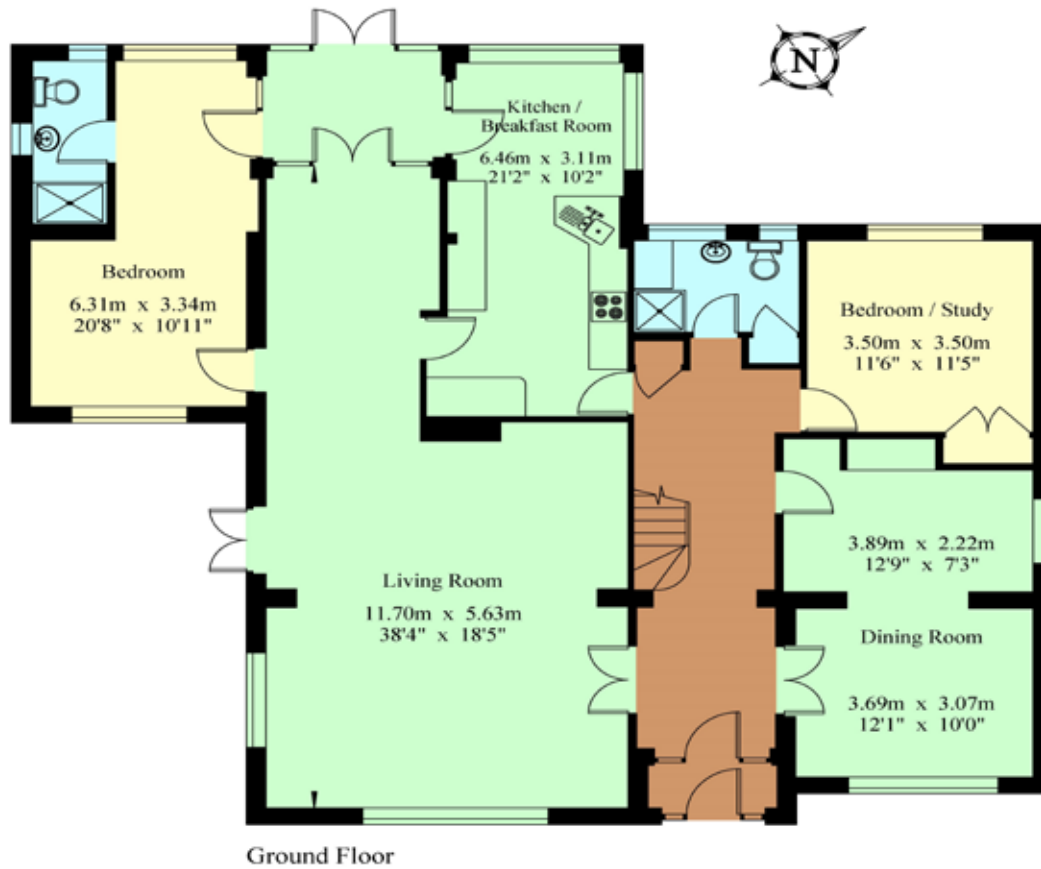
Viewing

Strictly by appointment via James Millard Independent Estate Agents
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Woodhatch

House - Gross Internal Area : 246.5 sq.m (2653 sq.ft.)
 Garage / Utility Room - Gross Internal Area : 34.6 sq.m (372 sq.ft.)
 (Excluding Garage Attic)



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