



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Woodfield Avenue

Hildenborough, Kent TN11 9ES

Guide Price: £825,000 Freehold

- *Delightful one fifth of an Acre Plot
- *Favoured No-Through Road adjoining Countryside
- *Individual Detached Family Home
- *Five good sized Bedrooms *Two Bathrooms & En-Suite Cloakroom
- *Striking Open Plan Living Accommodation
- *Attractive Kitchen/Breakfast Room *Off Street Parking
- *Delightful Gardens with Rural Aspect
- *No Onward Chain

Description

Occupying a delightful fifth of an acre plot at the end of this sought after no through road, this spacious well presented five bedroom detached property offers versatile accommodation arranged over two floors. Features include an impressive sitting room/dining room with vaulted ceiling and two sets of double doors opening to the rear garden, five good sized bedrooms and two bathrooms. The secluded gardens are a delightful feature with views over adjoining farmland.

POINTS OF NOTE:-

- Entrance hall with recess and fitted coat cupboard, staircase to first floor with further cupboards below.
- Striking open plan sitting/dining room with part vaulted ceilings with electrically operated skylights and blinds and two sets of double doors allowing access to the rear garden.
- The modern shaker style kitchen/breakfast room is fitted with a range of wall mounted cabinets and base units with Belling range cooker having a five ring gas hob, oven and grill, extractor hood above, 1½ bowl sink unit, space for fridge/freezer, integrated dishwasher, tiled flooring, window through to sitting room/dining room and double glazed door to side access.
- On the ground floor there are two bedrooms, one with range of built in storage cupboards and the other with a double glazed side door and en-suite cloakroom comprising close coupled w.c, basin and housing Worcester gas fired boiler. Both rooms are versatile and can be used as studies or family rooms.
- The ground floor bathroom comprises panelled bath with vanity unit and inset wash basin with cupboards below, matching wall cabinets, concealed cistern w.c, tiled shower cubicle with shower unit, large built in cupboard with space and plumbing for washing machine, and heated towel rail.
- On the first floor the landing has a double glazed velux window, there are three further good sized bedrooms, one having a range of built in wardrobes and countryside views.
- The second family bathroom comprises panelled bath with wall mounted hand shower attachment and tiled splashback, pedestal wash basin, close coupled w.c, part tiled walls, double glazed velux window.



- To the front there is a block paved driveway with parking for several vehicles, small rockery and various shrubs, side access to either side of the property.
- The landscaped rear garden extends to approximately 40 meters in length with generous curved terrace and central steps up to a large expanse of lawn, well stocked with a variety of shrubs, planted beds and trees. Enclosed area with wildlife pond and further campfire area. Shed with power and light.
- Services: All main services. Gas central heating. Double glazed windows.
- EPC: C

Hildenborough

This popular village offers local shops and amenities including medical centre, village halls, church, public house, library and post office. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station, there is also the option of a commuter coach into central London. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville and Fosse Bank in the village. Sevenoaks also offers a good selection of schooling including Walthamstow Hall, Radnor House in Sundridge, Solefields, and New Beacon. 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, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

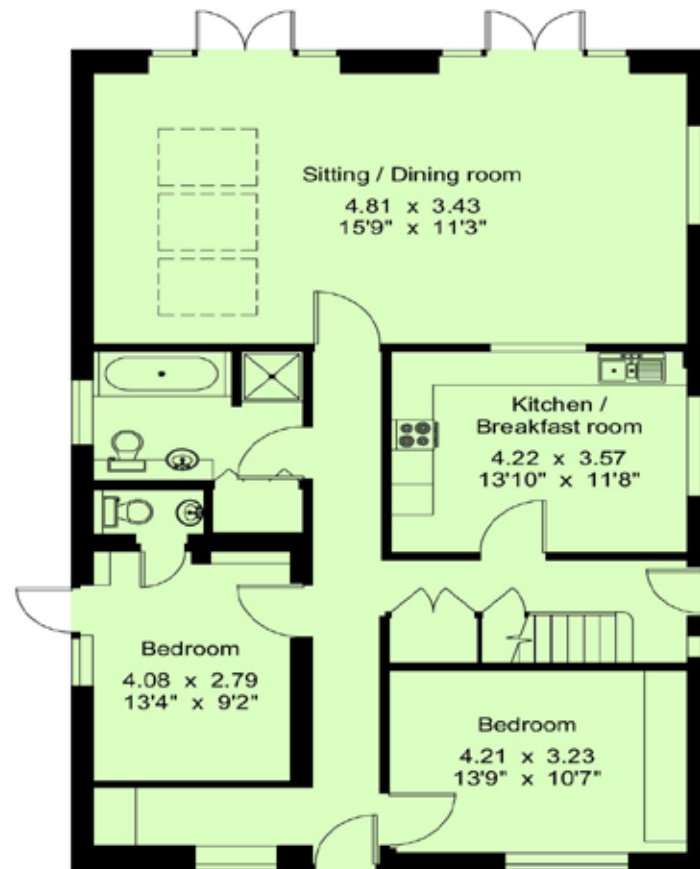
Directions

From our office on the B245 continue in a southerly direction passing the Volvo garage on the left hand side and The Flying Dutchman public house, take the next left hand turning into Woodfield Avenue and the property will be found at the end of this no through road on the left hand side.

Viewing

Strictly by appointment via James Millard Independent Estate Agents
 Riding Corner, 178 Tonbridge Road, Hildenborough, Kent TN11 9HP
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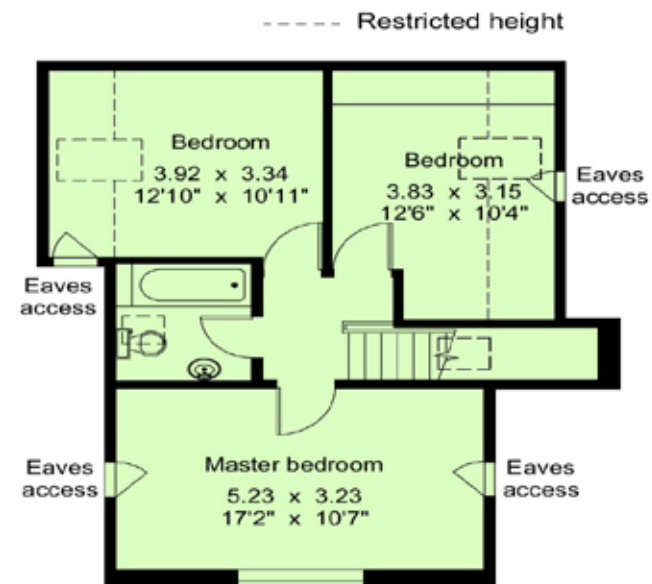
Ground floor

Gross internal area (approx.)

House - 174.2 sq m (1875 sq ft)

For identification only - Not to scale

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First floor

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