



**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



## Woodfield Avenue Hildenborough, Kent TN11 9ES Guide Price: £749,000 Freehold

- \*Individual double fronted attached Edwardian cottage
- \*Sought after location adjoining fields
- \*Sitting Room with bay window \*Dining Room
- \*Kitchen/breakfast Room \*Utility Room \*Cloakroom
- \*Spacious open plan Living/Family room extension
- \*Four double bedrooms \*Two en-suite shower/bathrooms
- \*Family Bathroom \*Study/nursery
- \*Pretty gardens \*Driveway with parking for several vehicles
- \*No onward Chain

### Description

An individual tile hung double fronted four double bedroom attached cottage occupying a superb position in a favoured no through road with pretty gardens adjoining fields. This attractive Edwardian character property has recently been extended to the rear and also has the benefit of a loft conversion and offers excellent family accommodation arranged over three levels. Whilst recently updated and much improved, the property also retains many features of its era including cast iron fireplaces, bay windows, wooden flooring, latch doors and picture rails. There are mature gardens to the front and rear and a lovely semi-rural outlook.



### POINTS OF NOTE:-

- Timber framed porch canopy with pitched tiled roof, quarry tiled steps, exterior lantern and front door with original door pull to:-
- Entrance hall with staircase to first floor.
- Double aspect sitting room with multi paned bay window to front, tiled fireplace with woodburning stove.
- Double aspect dining room with brick fireplace and wood strip flooring.
- The attractive kitchen/breakfast room is fitted with a range of matt wall and base units of cupboards and drawers, single drainer stainless steel sink unit, space and plumbing for dishwasher, Rangemaster double oven and grill, 5-ring gas hob and electric warming plate, fireplace recess with space for fridge below work surface, bamboo flooring. Opening to:-
- Superb spacious light and airy living/family room with oak framing, double glazed tilt and turn windows, double glazed doors to garden, exposed brickwork, bamboo flooring, vaulted ceiling with sky light windows, wall light points and fitted shelving.
- Utility Room with long worktop with space and plumbing for washing machine and tumble drier below, wall and base units, coat hanging space. Cloakroom with Edwardian style suite and heated towel rail.
- On the first floor landing there are wall light points and a staircase to second floor.
- There is a good sized double bedroom ideal as a guest suite with a double aspect, original cast iron fireplace with ducks nest grate. En-suite shower room with tiled shower cubicle, pedestal basin, w.c. and fitted wall cupboard.
- Two further double bedrooms on the first floor, one being a pretty double aspect room with original cast iron fireplace and built in shelved cupboard.

- Modern family bathroom comprising panelled bath with wall mounted shower unit and glazed screen, w.c, vanity unit with basin and cupboards, heated towel rail.
- Second floor landing with useful study/nursery room with sloping ceilings and double glazed velux windows.
- Master bedroom suite enjoying a lovely outlook over adjoining fields. Built-in cupboard housing Mega Heatrae Sadia hot water tank and eaves storage cupboard. En-suite bathroom comprising panelled bath with hand shower attachment, tiled shower cubicle, pedestal basin, w.c. heated towel rail, double glazed velux window.
- To the front of the property, there is a good sized tarmac driveway, mature hedging to front boundary and cottage gardens with well stocked borders. Double wooden gates to the rear.
- The rear garden extends to approximately 50', adjoining fields to the rear and being mainly lawn with various shrubs and bushes and fruit trees. There are also paved terraces on different levels and an area of decking, an outside double power socket and water tap. Greenhouse. Garden shed.
- All main services. Gas central heating.
- EPC: D

#### Hildenborough

This popular village offers local shops and amenities including a weekly farmers' market together with a mainline station to London (Charing Cross/Cannon Street line). There are a number of well-regarded schools in the area including Stocks Green and Hildenborough primary schools, several grammar schools and private schools in Tonbridge and Tunbridge Wells, together with Sackville and Fosse Bank schools in the village. The A21 by pass linking to the M25 motorway network and subsequently to London, the south coast and major airports is approximately four miles distant, whilst Sevenoaks and Tonbridge offering a comprehensive range of shopping, educational and recreational facilities are approximately five miles and two miles distant respectively. Leisure facilities in the vicinity include Nizels Golf and Country Club and Hilden Golf Driving range with gym.

#### Directions

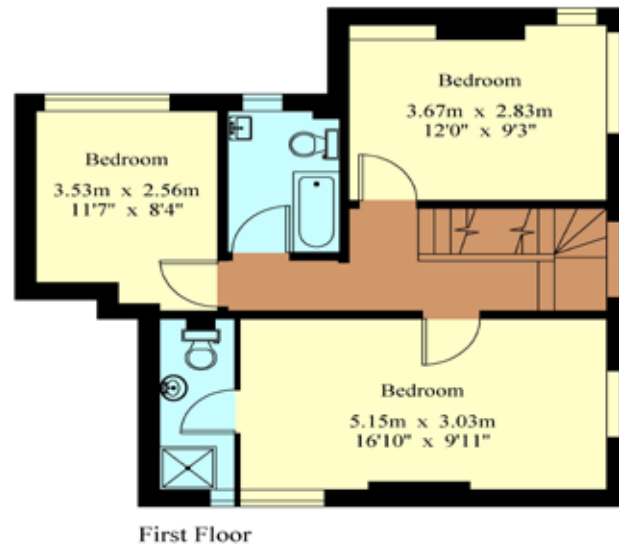
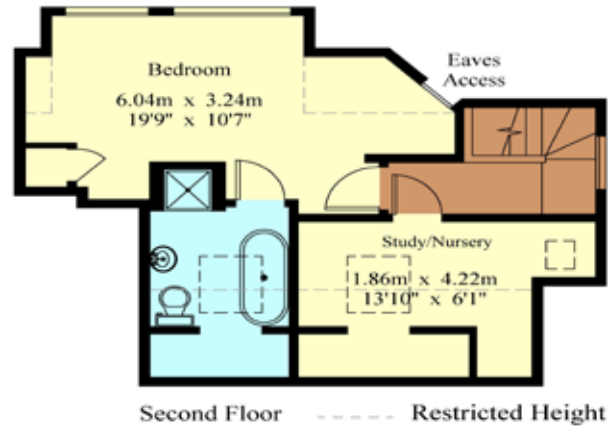
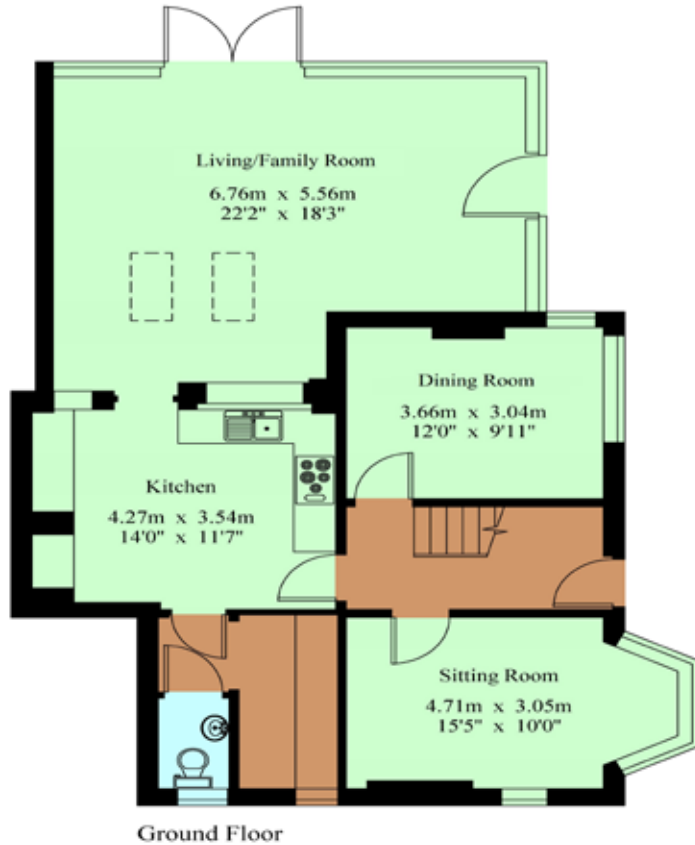
From our office on the B245 Tonbridge Road continue in a southerly direction for approximately half a mile passing the Flying Dutchman Public House on the left hand side. Take the next turning on the left into Woodfield Avenue and the property will be found towards the top of the road on the right hand side.

#### Viewing

Strictly by appointment via James Millard Independent Estate Agents  
Riding Corner, 178 Tonbridge Road, Hildenborough, Kent TN11 9HP  
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Gross Internal Area : 184.4 sq.m (1984 sq.ft.)



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