



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Hardwick Road

Hildenborough, Kent TN11 9LA

Guide: £895,000 Freehold

- *Stunning contemporary interior designed to a high standard
- *Open plan living accommodation ideal for entertaining
- *Versatile receptions rooms
- *Comprehensive fitted John Lewis kitchen with integrated appliances
- *Matching utility room
- *Master bedroom suite with dressing room and spacious en-suite Bathroom
- *Two further double bedrooms both with en-suite facilities
- *Cloakroom
- *Gas central heating with underfloor heating to ground floor
- *Sonos sound system and Rako mood lighting to ground floor
- *Powdered aluminium double glazed windows throughout
- *Contemporary oak finish internal doors
- *MyEyePro security system
- *Large integral garage
- *Ease of maintenance gardens

Description

An outstanding contemporary property completely renovated to the highest standard throughout within the last few years with high quality features throughout including a fresh air ventilation system, Sonas sound system and Rako mood lighting. This striking property offers open plan versatile living accommodation ideal for entertaining and a spacious private master bedroom suite with dressing room. It occupies a highly favoured location off Coldharbour Lane and within easy reach of local shops and amenities including Hildenborough Main Line Station.

POINTS OF NOTE:-

- The spacious reception hall has a stylish oak front door and a feature oak and glass staircase to first floor with understairs storage cupboard. There is also a cloakroom with contemporary suite. Neutral gloss tiled ceramic flooring with under floor heating extending throughout the ground floor.
- Double aspect living room currently used as a stylish games room with contemporary ceiling lighting and fitted bar area with wine fridge. Ideal for entertaining with folding doors opening to further reception room. Note: Pool table available for sale.
- Versatile Family room suitable for use as a study or fourth double bedroom with base cupboards with oak worktop. Currently used as a cinema room with feature lighting.
- A stylish kitchen/breakfast room fitted with a comprehensive range of units by John Lewis with quartz worktops and breakfast bar, inset Franke 1½ bowl stainless steel sink unit, Franke tap with instant boiling water tap, Bosch appliances including integrated dishwasher, two built in eye level double ovens, microwave and steam oven, integrated fridge/freezer, pull out larder units, pan drawers.
- Dining area with bi-fold doors opening to rear garden, and adjoining open plan Day room ideal for modern family living.
- Concealed Utility room off kitchen fitted with a range of matching John Lewis units, American style fridge/freezer to remain, Franke stainless steel sink unit, space and plumbing for washing machine and tumble dryer, door to side access.
- On the first floor the spacious Landing has a built-in linen cupboard.
- The luxurious Master suite enjoys an aspect over the rear garden with good sized dressing room including a range of four fitted wardrobes. Adjoining en-suite bathroom with freestanding stone bath and taps, vanity unit with twin basins, cupboards below and fitted mirror above, large built in shower enclosure with drench head shower, heated towel rail, tiled walls and flooring, part sloping ceilings.

- Second double bedroom with aspect to the rear, double fitted wardrobe and en-suite wet room comprising walk in shower with fixed head and variable hose, vanity unit with wash basin, w.c, heated towel rail, fitted vanity mirror, tiled walls and flooring.
- The third double bedroom has a double glazed window and en-suite wet room comprising walk in shower with fixed head and variable hose, vanity unit with wash basin, w.c, heated towel rail, fitted vanity mirror, tiled walls and flooring.
- The property is approached over a paved driveway with parking for several vehicles leading to the integral garage. Side access to rear garden.
- The large integral garage has an electric Garamatic door, Vent axia for the air ventilation system, tiled flooring, boiler cupboard containing hot water cylinder plus Vaillant gas boiler, further built in cupboards housing meters and programmer, personal access door through to hallway.
- To the rear the garden enjoys a south-westerly aspect and is designed for ease of maintenance and comprises a large tiled terrace leading onto an astro turf level garden with bamboo hedging and outside lighting throughout plus outside speakers. Small garden shed and further storage shed, two outside water taps.
- SAP EPC: E
- Services: All mains services.

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 including Judd and Skinners, together with Sackville and Fosse Bank 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 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.

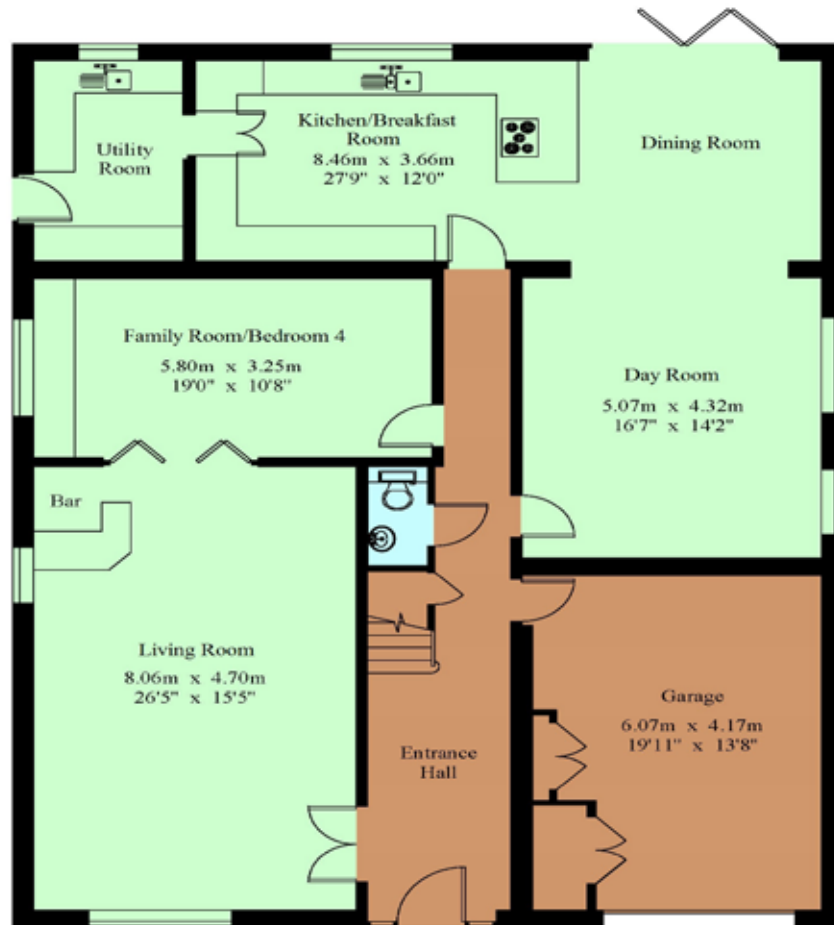
Directions

From our office on the B245 Tonbridge Road, continue in a southerly direction passing the Volvo garage on the left hand side and take the next turning left into Coldharbour Lane and then the fourth turning left into Hardwick Road where the property will be found on the left hand side.

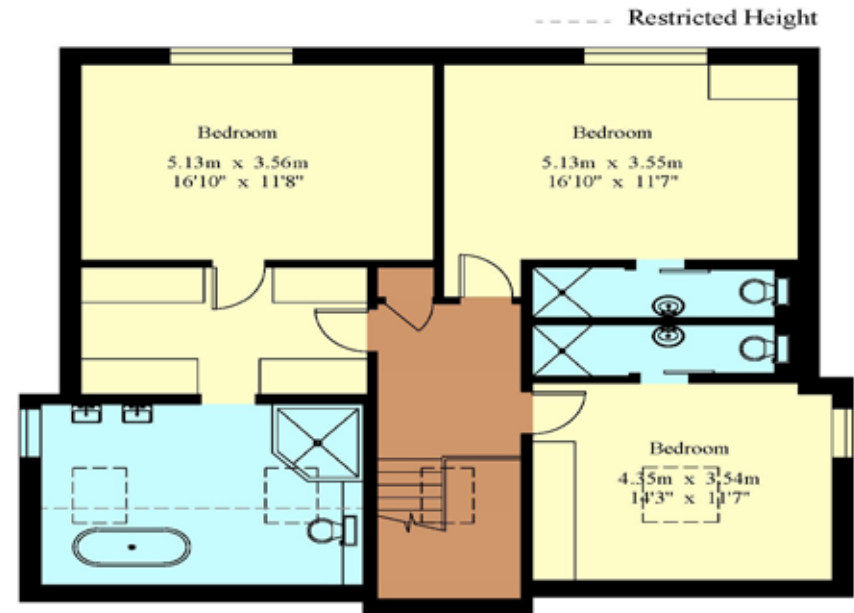
Viewing

Strictly by appointment via James Millard Independent Estate Agents
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Ground Floor



First Floor

Gross Internal Area : 281.1 sq.m (3025 sq.ft.)
(Including Garage)



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