



**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





# Mount Pleasant

## Hildenborough, Kent TN11 9JQ

### Guide Price: £390,000 Freehold

- \*Entrance Hall \*Sitting Room Overlooking the Green
- \*Dining Room opening to Kitchen \*Family Room/Bedroom Three
- \*Cloakroom/Utility \*Bedroom One with En Suite Bathroom
- \*Bedroom Two with En Suite Shower Room
- \*West facing Rear Terrace and Garden approx. 50ft
- \*Off Road Parking at Rear for Two Cars

#### Description

A most attractive Edwardian bay fronted semi-detached character cottage in the village conservation area opposite the green. The cottage was extended some years ago and offers a delightful open plan dining/kitchen area with a family room/bedroom three to the rear with a door to the pretty rear garden. There are wooden floors beneath the carpets, double glazing and private parking.

#### POINTS OF NOTE:-

- Entrance lobby with staircase.
- Sitting room overlooking the pretty green with attractive bay window with half window shutters. Open brick fireplace with stone hearth, wood mantle over, built in cupboard and shelf to recess.
- Dining room with large under stairs cupboard with shelves. Opening to –
- Modern kitchen with a range of white gloss wall and floor units, granite worktops incorporating a breakfast bar, Franke sink unit with tiled splash back, four ring electric hob with extractor, oven below, slimline dishwasher, Alpha combination gas boiler, slate tile effect lino flooring. Opening to –
- Lobby with glazed door to the side access, front and rear gardens. Opening to –
- Family room/Playroom/Bedroom Three with door to the rear garden, slate tile effect lino flooring, door to –
- Cloakroom./Utility with wc, hand basin, space and plumbing for washing machine, space for dryer, fitted work top, extractor fan, oak floor.
- Landing with access to loft via pull down ladder.
- There are two double bedrooms both with en suite facilities.
- The main bedroom to the rear has a built in double wardrobe with cupboards over. The en suite bathroom has a panelled bath with Aqualisa wall mounted shower and glass screen, wc., hand basin with cupboard under, electric ladder towel rail, part tiled walls and wood effect floor.



- The second bedroom to the front overlooks the green with half window shutters. The en suite shower room has a tiled cubicle with Aqualisa shower and glazed door, wc., hand basin with cupboard below, gloss laminate tile effect walls.
- Outside. The wrought iron gate to the front leads to the front door and along the path, through the wooden gate to the Indian stone terrace and west facing rear garden with lawn, shaped and well stocked flower and shrub beds. Close boarded fencing with solar lighting surrounds the garden and a gate leads to the parking area.
- Outhouse with power and light.
- The off road parking is accessed via the road to the right of the cottage leading to a shared drive and private parking area for two cars.
- All main services. Gas central heating. Double glazing.
- EPC: D

#### Hildenborough

This popular village offers primary schools, One Stop Shop with post office, medical centre, chemist, church, village halls, library, pubs, a weekly farmers market, Nizels Golf and Country Club and Teal café just outside the village. Hildenborough mainline station is in walking distance, with services to Charing Cross, Waterloo East and Cannon Street. Private, grammar and state schools include Judd, Weald of Kent, Skinners, Sackville and Fosse Bank. [www.schoolguide.co.uk](http://www.schoolguide.co.uk) The A21 by pass and M25 provide access to the airports, south coast, Bluewater and Channel Tunnel. Nearby towns of Tonbridge and Sevenoaks provide a good selection of shopping facilities, cafes and recreational pursuits.

#### Directions

From the B245 turn into Riding Lane opposite the entrance to Sackville School, turn first right into Church Road and left at the end into Mount Pleasant. The cottage is on the left opposite the green.

#### Viewing

Strictly by appointment via James Millard Independent Estate Agents  
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E-mail: [hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)  
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**1ST FLOOR**  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)**  
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