



2 Old Cock Cottages, London Road, Hildenborough, Kent TN11 8NH
Guide: £315,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Mid-Terrace Cottage
- *Outskirts of the Village
- *Two Double Bedrooms
- *Sitting Room
- *Kitchen
- *Dining Room Extension
- *Modern Ground Floor Bathroom
- *Courtyard Front Garden
- *Raised Stone Terrace
- *Long Rear Garden with Home Office
- *Potential to Extend into the Loft Space Subject to PP
- *No Onward Chain

Description

This charming two double bedroom extended mid-terrace cottage is located on the rural outskirts of this popular Village. The property is presented in good order throughout with a modern ground floor bathroom, long rear garden, raised terrace with rural outlook, versatile home office and is being sold with the benefit of no onward chain.

Accommodation

- The property is set back from the road and approached over a front courtyard with modern composite part glazed front door leading directly into the:-
- Bright sitting room with aspect to front and feature brick open fireplace with wooden mantel, two fitted storage cupboards to recesses, wooden flooring and glazed door to kitchen.
- Kitchen fitted with a range of cream Shaker style wall mounted cabinets and base units with cupboards and drawers, ceramic sink, woodblock worktops and tiled splashbacks. Space and plumbing for washing machine and dish washer, space for under counter fridge and further appliance, electric oven with ceramic hob and extractor hood over, Potterton Statesman oil fired boiler. Quarry tiled flooring, window to dining room, extending to small inner lobby providing access to the dining room extension and bathroom and having staircase to the first floor.
- Dining room extension with lovely open outlook over the rear garden, oak flooring, window and French doors opening out onto a raised terrace.
- Ground floor bathroom fitted with a white suite comprising panelled bath with mixer taps, shower over and glazed screen, close coupled toilet and vanity basin. Chrome heated towel rail, extractor fan, wall tiling with decorative border tiles and tiled flooring with underfloor heating.
- First floor small landing area. Main bedroom having an aspect to front, inset LED lighting, access to loft space via hatch. The loft space is boarded with a skylight window and light and could possibly be converted subject to planning permission.
- Second double bedroom with aspect to rear and rural outlook, fitted airing cupboard housing with hot water tank and inset LED lighting.

- A particular feature the long rear garden, arranged in terraces enjoys an open outlook with raised Indian stone terrace, wooden balustrade and steps leading down to a level area of lawn with fenced boundaries. Further section of garden with lawn, mature trees and vegetable beds, divided by trellising and pathway leading to the far rear providing access to the garden storage shed and the timber home office, insulated with power and light.
- Services & Points of Note: Mains electricity, water and drainage. Oil central heating. Double glazed multi-paned windows. External tap and oil tank. Fiber broadband to property. Right of access to the rear of 1 Old Cock Cottages.
- Council Tax Band: C – Tonbridge & Malling
- EPC: D

Hildenborough

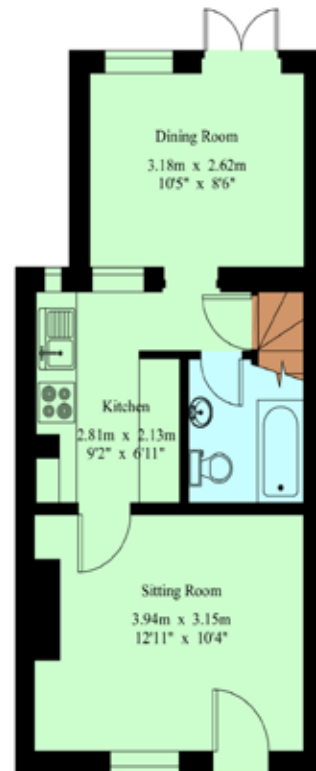
The property is situated on the rural outskirts of this popular village which offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. 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.



Viewing Strictly By Appointment

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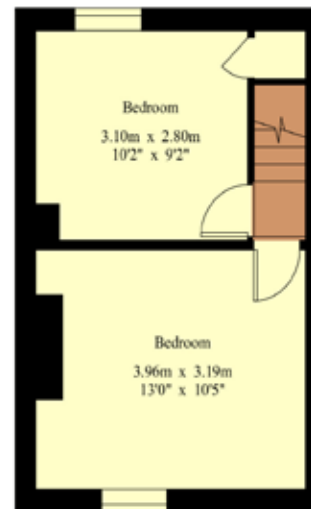


Ground Floor

2 Old Cock Cottages

House - Gross Internal Area : 58.2 sq.m (626 sq.ft.)

Office - Gross Internal Area : 4.5 sq.m (48 sq.ft.)



First Floor



For Identification Purposes Only.

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