



Hollypynch, 34 Stocks Green Road, Hildenborough, Kent TN11 9AD  
Guide Price: £785,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Immaculate Extended Detached Bungalow on Generous Plot
- \*Situated in a Desirable Location Backing Westwood
- \*Three Bedrooms \*Walkable to Stocks Green Primary School
- \*Striking Open Plan Kitchen/Lounge/Dining Room Extension & Bi-Folds
- \*Dining Area with Focal Wood Burning Stove \*Utility Room
- \*Contemporary Family Bathroom \*Attached Garage
- \*Low Maintenance Front Garden & Paved Parking Area
- \*Delightful Landscaped Rear Garden & Tree Lined Outlook

#### Description

An opportunity to acquire this immaculate detached three bedroom bungalow occupying a generous plot in this desirable residential area. The property has been thoughtfully refurbished throughout in neutral decor and extended to the rear providing a striking open plan living space with wet underfloor heating system. Bi-folds open to the terrace and the landscaped garden backs woodland, providing a delightful tree lined outlook.

#### Accommodation

- L-shaped entrance hallway providing access to all the principal rooms. Fitted meter cupboard with fuse board (updated in 2024) and bespoke fitted cloaks and shoe storage. Further fitted cupboard housing central heating programmer and access to loft space via hatch.
- Striking open plan kitchen/lounge/dining room extension, flooded with natural light provided by two thermal light diffusing roof lanterns with electric blinds and sunlight tubes, along with window providing a lovely aspect over the rear garden. Dining area having focal Stovax wood burning stove and lounge area enjoying bi-folds with vertical blinds opening to the rear terrace, luxury herringbone Karndean flooring with underfloor heating throughout the space.
- Kitchen fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers with island unit/breakfast bar with power, all finished with Silestone quartz worktops and upstands with waterfall panel. Appliances include AEG eye level side by side self cleaning ovens, AEG induction hob and Neff dishwasher. Dual under counter sinks, pan drawers with cutlery trays, integrated bins including recycling. Concertina doors cleverly divide the space to the matching utility room having further comprehensive storage, under mounted sink, integrated Bosch microwave, integrated washing machine and tumble dryer, space for freestanding American Style fridge freezer and door to side.
- Versatile additional reception room, currently utilised as a study/playroom which would also make an ideal snug or occasional bedroom. Velux window with integrated electric blackout blind, continuation of the Karndean flooring, smart wall mounted black column radiator and French doors opening out onto the terrace.
- Three double bedrooms all finished with neutral soft tones from Farrow & Ball, two with aspect to the front and one with aspect to side, all having fitted blinds and luxury carpets.
- Smart contemporary family bathroom fitted with a white suite comprising panelled bath with thermostatic shower over, vanity unit with concealed toilet, basin and countertop, mirror cabinet, inset downlighting, wall tiling with mosaic border and ceramic wood effect tiled floor.
- The property is approached over a paved parking and turning area, with mature laurel and conifer boundary hedging. There is an area of garden with ornamental paving, bordered by conifers, heathers and mature shrubs. Attached garage with up and over door to front, shelving, power and light.



- Delightful landscaped rear garden backing woodland, extending to approximately 165ft with impressive Indian fossil sandstone terrace, ideal for summer entertaining and al fresco dining, bordered by a picket fence with gate and pathway with herb border. Garden laid to lawn with mature shrub/flower borders and fruit trees and mature trees including, oak, pine and sycamore, fenced boundaries and garden shed. Towards the rear a bridge crosses a small stream leading to a further area of nature garden with naturally filling wildlife pond and gate to Westwood.
- Services & Points of Note: All mains services. Gas central heating, Vaillant boiler located in the loft. Single storey rear extension, new chimney and garage roof completed in 2024.
- Council Tax Band: E – Tonbridge & Malling Borough Council. EPC: C
- Note: Extant planning permission for further front extension and internal alteration if required. Ref: 20/01687/FL

#### Hildenborough

The property is conveniently located in Hildenborough, walkable to the popular Stocks Green Primary School, accessible to Hildenborough station, with public woodland and footpaths offering walks direct from the doorstep. Nearby the BP garage with M&S food offers day to day amenities and the recently opened Never Say Never Elite pub is also just a short distance away. The popular village of Hildenborough offers local shops, 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. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman Castle and riverside park, offering an excellent range of High Street shops, supermarkets, coffee shops and restaurants. Main line stations in Tonbridge and Hildenborough offer fast frequent services to London Charing Cross/Cannon Street and London Bridge. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd, Tonbridge Grammar School and Weald for Girls and The Skinners School. Private schools including Sackville, Hilden Oaks, Hilden Grange Sevenoaks and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Hillview. Leisure facilities include Tonbridge Park offering open air swimming pool, tennis courts and children's play areas. Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



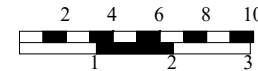
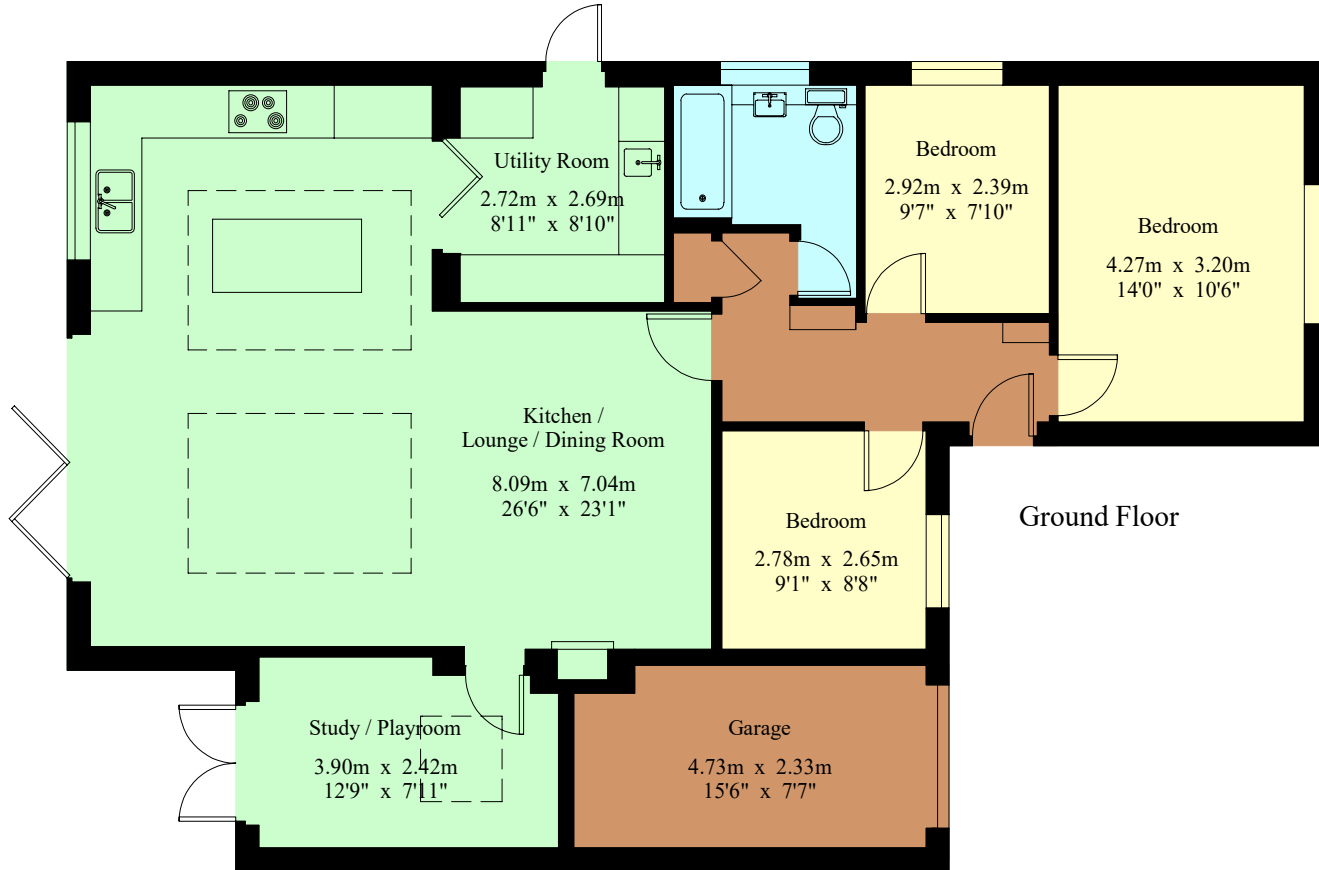
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01732 834835

[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

# 34 Stocks Green Road

Gross Internal Area : 122.2 sq.m (1315 sq.ft.)  
(Including Garage)



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