



1 Fitch Kemp Close, Hildenborough, Kent, TN11 9FJ
Guide: £1,180,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Exclusive Detached Family House
- *Four Double Bedrooms
- *Situated in the Oakhill Gated Development by Berkeley Homes
- *Two Reception Rooms
- *Bespoke Kitchen/breakfast Room
- *Main Bedroom with En-Suite
- *Three Further Double Bedrooms
- *Contemporary Family Bathroom
- *Cloakroom
- *Expertly Landscaped Rear Garden & Terraces
- *Double Garage, EV Charging Point & Driveway
- *Country Park & Private Residents Club

Description

Exclusive detached four bedroom house situated in a select close within the prestigious gated Oakhill development by Berkeley Homes, set within a redeveloped country parkland estate in Hildenborough. This executive style home is finished to a high specification boasting well appointed kitchen and bathrooms suites and generous living spaces, creating an ideal family home for relaxation and entertaining, combining the best of contemporary living within a rural escape in the Kent countryside.

Accommodation

- You enter the property into the welcoming entrance hallway, a staircase with stair runner rises to the first floor with understairs storage cupboard. Video entry phone system and smart Amtico wood effect parquet flooring which flows seamlessly across the ground floor with underfloor heating. Further storage cupboard and contemporary ground floor cloakroom.
- Off the hallway are two bright reception rooms, a dual aspect sitting room with bay window and full height windows and French doors opening out onto the rear terrace and formal dining/family room, offering ample space for family relaxation and entertainment.
- Kitchen/breakfast room forming the hub of the home, finished with smart Shaker cabinets in a matt finish, with soft close doors and drawers and contrasting Silestone worktops, upstands and breakfast bar return. Undermounted sink with filter tap, Siemens eye level ovens, induction hob and concealed Elica extractor, integrated dishwasher and integrated separate larder fridge, freezer and wine cooler. Matching utility room with undermounted sink, space and plumbing for washing machine and tumble dryer and wall cabinets, one housing Vaillant gas fired boiler.
- Spacious galleried first floor landing having access to loft space via hatch with drop down ladder and light and cupboard housing hot water cylinder.
- Main bedroom with aspect to rear overlooking the garden, wall to wall bespoke fitted wardrobes including shelving, hanging rails and strip lighting. Modern ensuite shower room fitted with a white suite comprising vanity basin with recessed mirror and lighting, Silestone countertop and Roca basin. Shower enclosure with ceiling mounted rainfall head and handheld shower attachment and dual flush concealed cistern toilet, finished with metro tiling. Three further double bedrooms, two with aspect to front and one with aspect to rear overlooking the garden, all having luxury fitted carpets and fitted wardrobes.
- Smart contemporary family bathroom fitted with a white suite comprising vanity unit with recessed mirror and lighting, Roca basin and Silestone top. Panelled bath with glazed screen, bath filler and slide rail shower over and dual flush concealed cistern toilet, contemporary floor tiling and metro wall tiling.
- Expertly landscaped rear garden, generous Indian stone terrace, ideal for summer entertaining and al fresco dining. The garden is mainly laid to lawn with deep herbaceous planted and tree borders feed by an irrigation system. Stepping stones lead to a further seating area covered by a Pergolux pergola with heater and the garden illuminates in the evenings with automatic sensor mood lighting. External tap and power sockets.

- Double garage with power and lighting, EV charging point and personal door leading to the rear garden/terrace. Landscaped front gardens and pathways owned and maintained by onsite management.
- Services and Points of Note: All mains services. Gas central heating, zoned underfloor heating to the ground floor. Solar panels. Mains fed smoke and CO detectors. Service charges paid for 2025 £2,734.62 for communal areas, country park, residents club and gym.
- Council Tax Band: G – Tonbridge & Malling Borough.
- EPC: B



Situation

No.1 Fitch Kemp Close is located in the exclusive gated Oakhill development by Berkeley Homes in Hildenborough. Tucked away in the heart of the countryside, Oakhill is set within 30 acres of beautiful parkland, surrounding the original 19th-century Oakhill House, now converted into apartments surrounded by new build homes inspired by the traditional English style. The private Residents' Club offers cinema, gym, BBQ area, padel court and co-working space. Oakhill offers picturesque views with walking trails and open spaces for picnics and play. 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 Coff. 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.



Viewing Strictly By Appointment

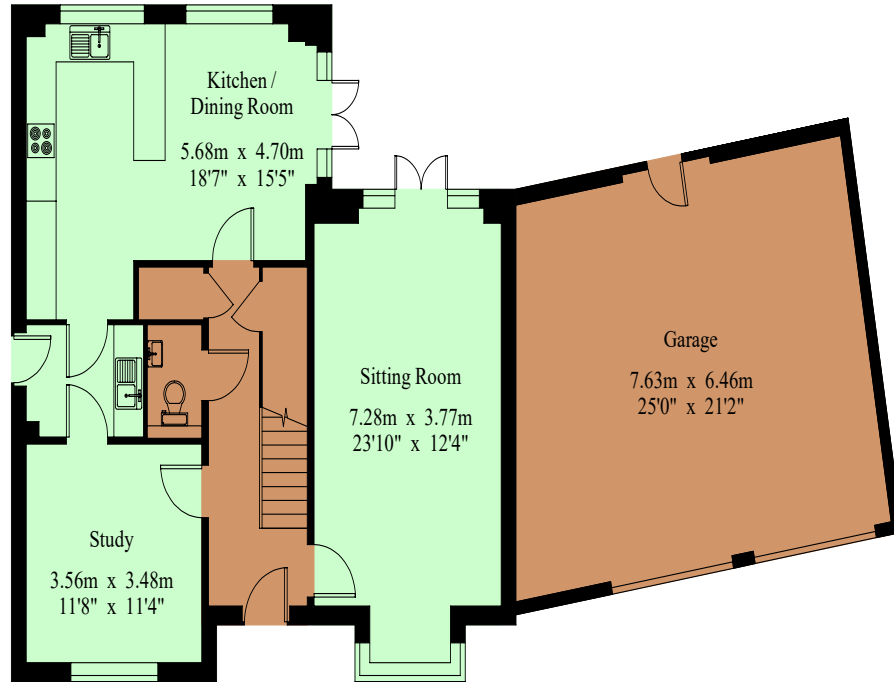
01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

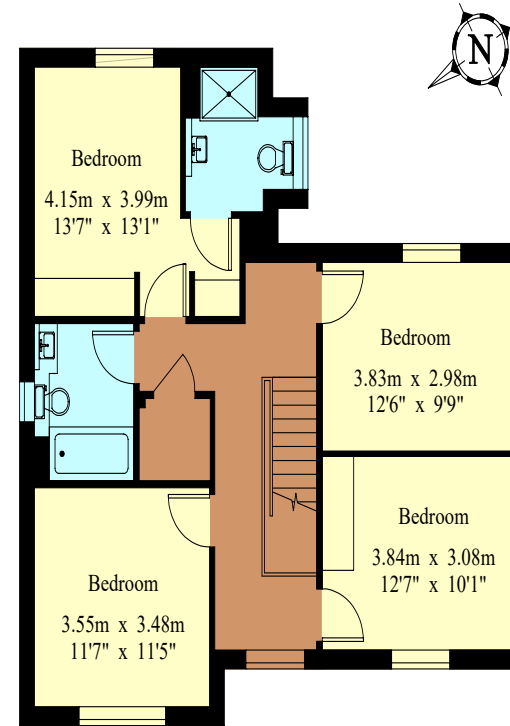
1 Fitch Kemp Close

House - Gross Internal Area : 160.1 sq.m (1723 sq.ft.)

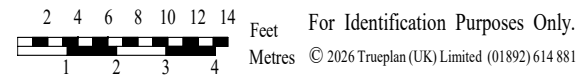
Garage - Gross Internal Area : 46.4 sq.m (499 sq.ft.)



Ground Floor



First Floor



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