



23 Hildenbrook Farm, Riding Lane, Hildenborough, Kent, TN11 9JN  
Guide: £560,000 Leasehold (Share of Freehold)

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





\*Elegant First Floor Apartment \*Three Bedrooms  
 \*Stunning Views over Communal Meadow & Grounds  
 \*Private Entrance Hall \*Sitting/Dining Room with Fireplace  
 \*Kitchen/Breakfast Room \*Main Bedroom with En-suite Bathroom  
 \*Shower Room & Cloakroom \*Two Designated Parking Spaces  
 \*Six acres of Communal Grounds including Meadows and Woodland

#### Description

An elegant first floor three bedroom apartment situated within the exclusive Hildenbrook Farm development and enjoying an enviable southerly rural outlook over the communal grounds from many of the principal rooms. This well appointed apartment offers highly versatile accommodation and is offered for sale with no onward chain.

#### Accommodation

- Entryphone system and communal entrance hallway with staircase leading to the first floor.
- Private L-shaped entrance hallway with dado rail, double fitted storage cupboard with fitted water softener, airing cupboard housing hot water cylinder and cloakroom.
- Spacious sitting/dining room with double doors opening from the entrance hall, attractive views over the meadow and grounds, feature fireplace with fitted gas coal effect fire, dado rail and door through to the kitchen.
- Kitchen/breakfast room fitted with a range of cream wall mounted cabinets and base units of cupboards and drawers, laminate worktops and tiled splashback. Eye level Blomberg double oven, gas hob with fitted extractor over, ceramic sink unit, integrated appliances including fridge/freezer, dishwasher and washing machine. Breakfast bar under the window taking advantage of the lovely views over the communal gardens, ceramic tiled flooring and inset lighting.
- Main bedroom with fitted wardrobes, lovely southerly aspect and en-suite bathroom, fitted with a white suite comprising panelled bath, close coupled toilet and pedestal basin, tiled to half height with decorative border and inset lighting.
- Separate shower room fitted with a white suite comprising large shower enclosure, close coupled toilet and pedestal basin, herringbone ceramic tiled flooring and wall tiling to half height with decorative border.
- Two further bedrooms, both enjoying a lovely southerly aspect, one double with fitted wardrobes and the other single bedroom currently utilised as a study.
- Approximately six acres including well maintained formal gardens, wildflower meadows, woodland, ponds and brookside walks for the exclusive use and enjoyment of residents.





- Services: All mains services. Gas central heating, Potterton boiler situated in the kitchen. Two hard wired smoke detectors. Alarm system (currently unused). Double glazed windows, replaced in 2014. Two designated parking spaces.
- Lease Details: 999yrs from 1998, 972yrs remaining. Share of Freehold.
- Maintenance charges: Farmhouse Property Limited - £3,248.37 for the year, invoiced January 2025. Lease held on a peppercorn rent.
- Council Tax Band: E – Tonbridge & Malling Borough Council. EPC: B

#### Situation

Hildenbrook Farm is situated in a rural setting off Riding Lane, a favoured country lane just over a mile from this popular village offering local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and the popular Ridings Café. The weekly farmers' market is a favoured 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. There are wonderful walks through the beautiful countryside surrounding Hildenborough and leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



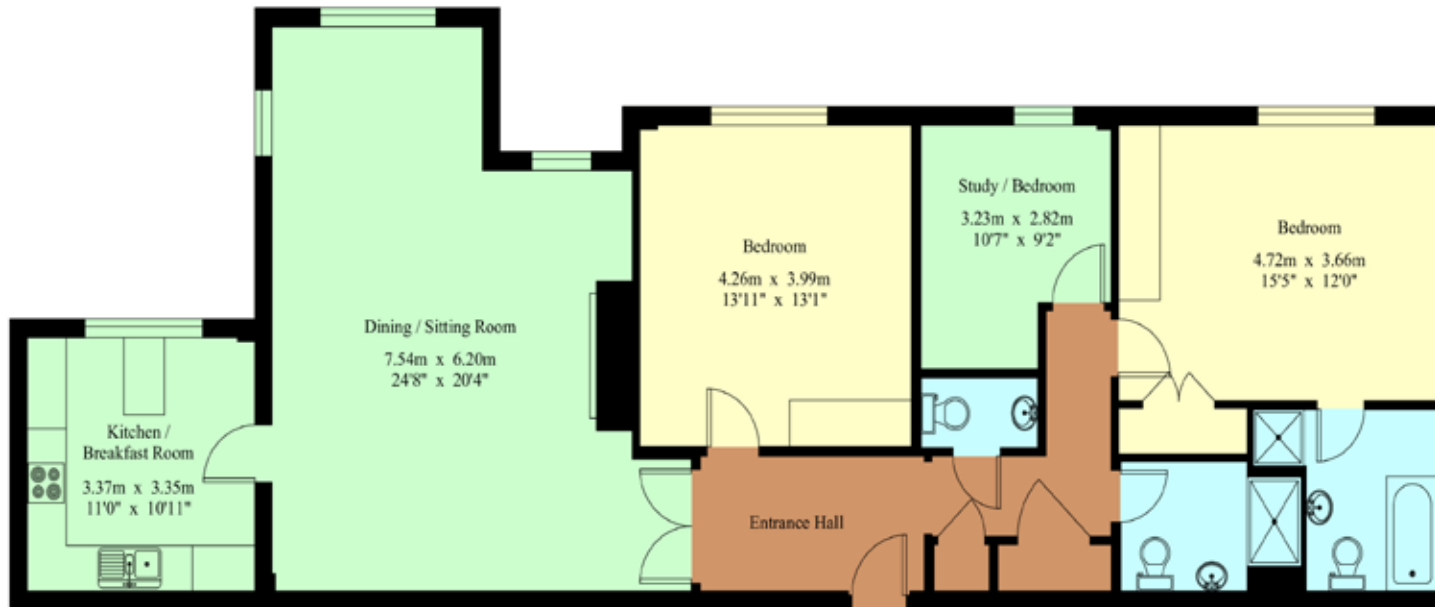
Viewing Strictly By Appointment

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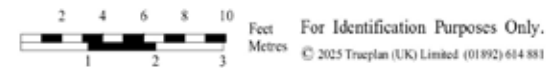
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## 23 Hildenbrook Farm

Gross Internal Area : 122.1 sq.m (1314 sq.ft.)



First Floor



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