



Courtyard Cottage, Coldharbour Lane, Hildenborough, Kent TN11 9LE  
Guide Price: £600,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Individual Semi-Detached Cottage \*Highly Desirable Country Lane
- \*Three Double Bedrooms \*Attractive Sitting Room
- \*Kitchen & Study/Breakfast Room \*Conservatory
- \*Spacious Family Bathroom \*Attractive Cottage Garden
- \*Paved Driveway \*Large Attached Garage
- \*Scope for Updating \*No Onward Chain

#### Description

This charming and unique three bedroom semi-detached cottage is located on a highly regarded country lane offering uninterrupted views. Originally a cart lodge and blacksmiths dating back to 1845, this characterful property has been thoughtfully maintained and extended by the current vendor. After nearly forty years in the same hands this delightful cottage now presents an opportunity for new owners to personalise being offered to the market with the benefit of no onward chain.

#### Accommodation: -

- The property is located off Coldharbour Lane with paved parking area to the front and wooden front door leading to the entrance hallway with stairs rising to the first floor.
- Sitting room enjoying a high ceiling with cornice, papered and panelled walls with wall light points, feature fireplace, fitted cupboards and under stairs storage cupboard housing meter and fuse board.
- A door leads from the sitting room into the kitchen, fitted with a range of light wood wall mounted cabinets and base units of cupboards and drawers, contrasting laminate worktops and tiled splashback. Ceramic sink unit with rural outlook, space for electric cooker, space for washing machine and upright fridge freezer, chequer board vinyl flooring and suspended ceiling with strip lighting.
- An archway leads through to the study with window to rear, which could also be utilised as a breakfast room. Agents note: This area was previously a bathroom.
- Bright conservatory accessed from the kitchen, glazed on three sides with lovely outlook over the garden and countryside beyond.
- First floor split level landing, a bright space with high vaulted ceiling, skylight window, access to part insulated and boarded loft space via hatch, steps down to a further landing area having two spacious fitted storage cupboards and access to the bathroom and separate W.C.
- Main bedroom with aspect to front, high ceiling with picture rail, papered walls, fitted wardrobe and dressing table. Second bedroom having vaulted ceiling with skylight window, further window to side and pretty feature fireplace and paper below dado rail. Third bedroom with aspect to rear and lovely rural outlook, double fitted wardrobe.
- Spacious dual aspect family bathroom fitted with a panelled bath, pedestal sink and separate corner shower enclosure, tiled splashback and laminate wood effect flooring. Separate W.C.





- Pretty low maintenance rear garden with a lovely westerly aspect backing open countryside. A brick paved terrace leads up steps to a larger terrace with garden shed, raised gravel border, ideal for pots, greenhouse and area of lawn with shrub/flower borders and fenced boundaries. Exterior oil fired boiler and screened oil tank.
- Attached double garage, having double wooden doors to front.
- Services: Mains electric and drainage. Oil fired central heating. Double glazed windows. Right of access over driveway.
- Council Tax Band: E – Tonbridge & Malling Borough Council. EPC: D

#### Hildenborough

This popular village 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 bypass 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.



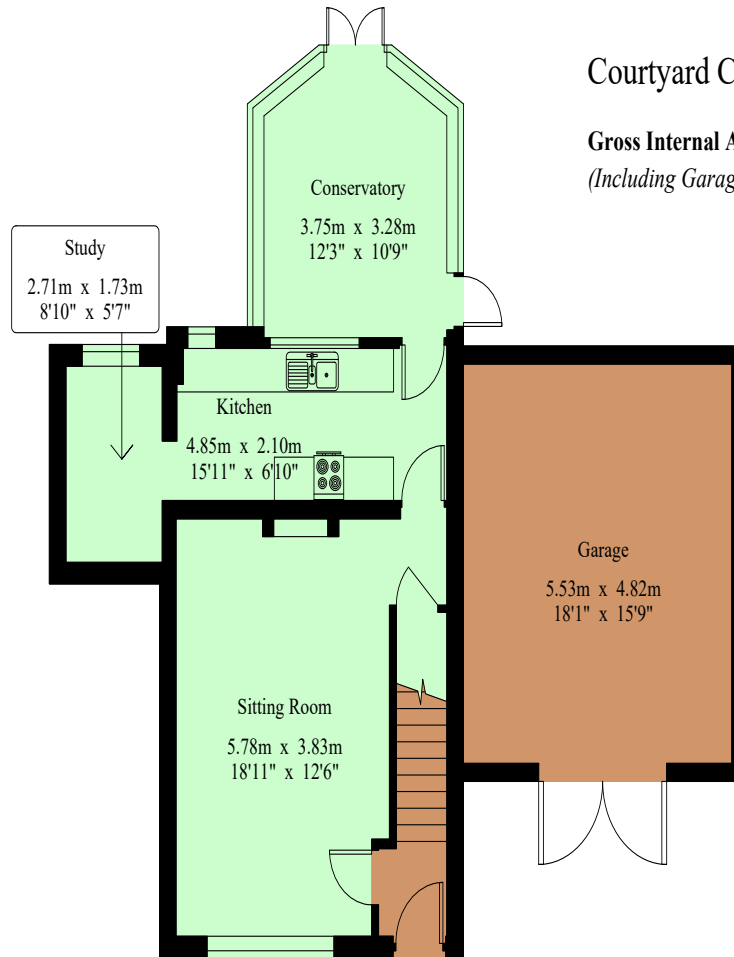
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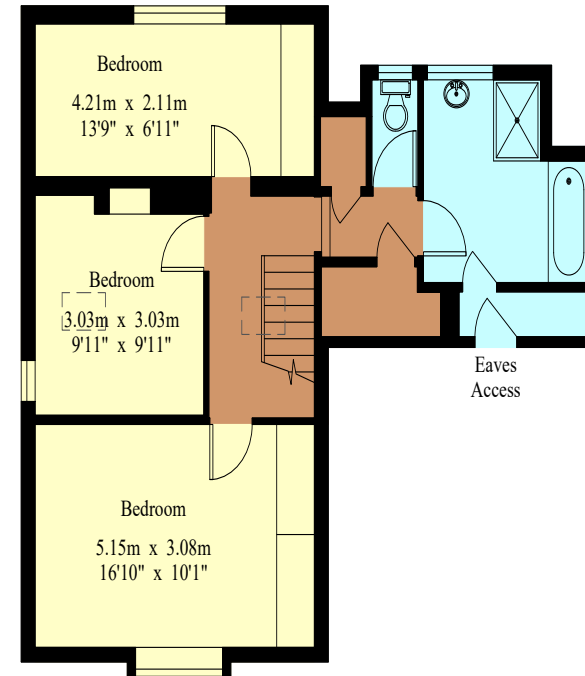
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## Courtyard Cottage

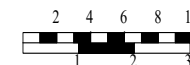
Gross Internal Area : 144.7 sq.m (1557 sq.ft.)  
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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