



Chestnuts 8 Knowsley Way, Hildenborough, Kent TN11 9LG
Guide: £1,250,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Striking Detached Family Home

- *Prestigious Location off Coldharbour Lane
- *Five Bedrooms
- *Superb Orangery Extension
- *Modern Kitchen by Burnhill
- *Double Aspect Sitting Room with Family Area
- *Family Room
- *Utility, Study & Cloakroom
- *Master Bedroom & En-suite Bathroom
- *Family Shower Room
- *Integral Double Garage
- *Good Sized Gardens to Front and Rear

Description

A handsome detached five bedroom family home built in the 1950's and subsequently extended to provide spacious, well presented family accommodation in a highly favoured residential area off Coldharbour Lane. The property occupies an enviable plot with generous gardens and a wide frontage onto Knowsley Way. The addition of an attractive orangery extension in 2016 has transformed the ground floor accommodation and created a, light and airy open plan kitchen/dining/family area with a pleasing outlook over the rear garden.

Accommodation

- Entrance porch leading to Entrance hall with staircase to first floor. Solid oak panelled internal doors to ground and first floor.
- Cloakroom comprising concealed cistern w.c, vanity unit with cupboard below and fitted vanity mirror above.
- Double aspect sitting room with fireplace, wood burning stove on a tiled hearth with painted wood surround. Archway to family area with glazed doors to orangery.
- The superb orangery extension provides a dining room and extension to the kitchen fitted by Burnhill. There are a comprehensive range of light grey gloss units with contrasting marble worktops and upstands, Neff induction hob with stainless steel and glass extractor hood above, built in oven with second oven/microwave grill. Blanco 1½ bowl single drainer stainless steel sink unit with waste disposal unit, integrated dishwasher, two floor to ceiling pull out larder cupboards with recess for American style fridge freezer, island unit with further cupboards below, light oak laminate flooring, double glazed double doors from dining area to terrace and attractive outlook over rear garden.
- Utility room by Burnhill kitchens with matching units to kitchen, space and plumbing for washing machine and tumble dryer, cupboard housing Potterton gas boiler, single drainer stainless steel sink unit with water softener, stable door to garden.
- Family room with light oak laminate flooring.
- Main bedroom having range of fitted light wood effect bedroom furniture including wardrobes, drawers and bedside units, laminate flooring. Ensuite bathroom comprising panelled bath with tiled surround, pedestal basin, close coupled w.c, tiled shower cubicle with Aqualisa electric shower unit, tiled flooring. Airing cupboard containing lagged hot water cylinder.
- There are three further double bedrooms, one to the front and two to the rear of which one has a built in wardrobe. The fifth single bedroom is to the front and also has a built in wardrobe.



- Family shower room (previous bathroom) comprising large walk in tiled shower enclosure with Aqualisa drench head shower unit, vanity unit with semi recessed basin and cupboards below, w.c, heated towel rail, laminate flooring, opaque double glazed window and tiled walls.
- Integral double garage with remote control up and over door to front, light and power and water tap.
- To the front of the property there is a wide frontage onto Knowsley Way with low stone brick wall to the front boundary, area of lawn with flower/shrub borders, crazy paved driveway with parking for several vehicles and side gate to rear garden.
- The attractive rear garden is mainly laid to lawn with crazy paved terrace, various trees including apple and sweet chestnut, laurel bushes, garden shed, outside water tap and log store.
- Services: All main services. Gas central heating. Double glazed windows being leaded light to front elevation.
- Council Tax Band: G - Tonbridge & Malling. EPC: D

Situation

Knowsley Way is situated off Coldharbour Lane close to the centre of the village with countryside walks and public footpaths nearby and bus services connecting the larger towns of Tonbridge, Sevenoaks and Tunbridge Wells. 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 fast 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

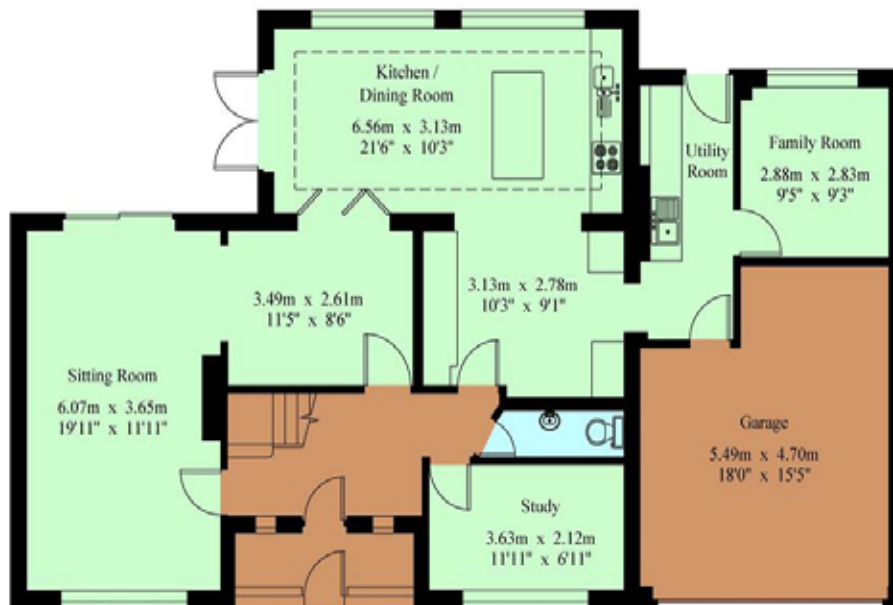
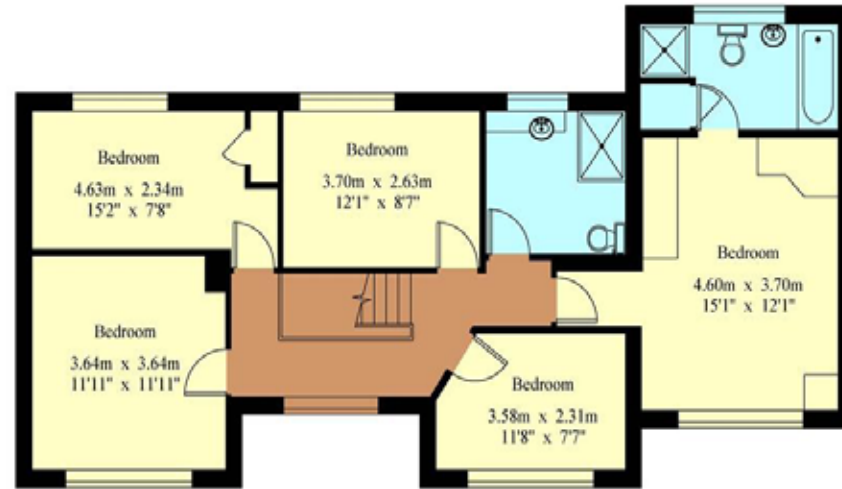
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8 Knowsley Way

Gross Internal Area : 224.4 sq.m (2415 sq.ft.)
(Including Garage)



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Ground Floor

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