



2 Stone Cottages, Riding Lane, Hildenborough, Kent, TN11 9QE
Guide Price: £730,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Beautiful Extended Mid-Terrace Stone Cottage
- *Sought After Rural Location with far reaching views
- *Stunning French Oak Rear Extension
- *Two Double Bedrooms
- *Bespoke Kitchen/Dining Room with Bi-Folds
- *Country Sitting Room with Exposed Beams & Charnwood Stove
- *Stylish Ground Floor Bathroom
- *Bordering the Kent Downs Area of Outstanding Natural Beauty
- *Gravel Driveway
- *Delightful Landscaped 200' Rear Garden

Description

This charming immaculate mid-terrace stone cottage forms part of a row of four stone cottages, rarely available, and situated in an idyllic rural setting. The property has been remodelled in recent years with the addition of a stunning French oak rear extension providing a bespoke kitchen with vaulted ceiling forming the hub of the home. The superb landscaped gardens are a particular feature, extending to approximately 200' in length and adjoining fields to the rear.

Accommodation

- Approached over a gravel driveway with hedged boundaries providing privacy, leading to the enclosed entrance porch, ideal space for boots and coats and door opening through to the sitting room.
- Lovely comfortable country sitting room with exposed beams and central fireplace incorporating a Charnwood wood burning stove with oak beam, sat on a slate hearth. Cupboards fitted to recess, dimmable wall lights, pretty sash window to front, corner staircase rising to the first floor with understairs cupboard, extra wide plank engineered oak flooring.
- Open plan kitchen/dining/family room extension forming the hub of the home with vaulted ceiling with exposed beams, skylights and Apex window, flagstone flooring with underfloor heating and bi-fold doors opening the space to the terrace and taking full advantage of the outlook over the garden and fields beyond.
- Bespoke in frame country kitchen fitted with a comprehensive range of hand built tall units, wall mounted cabinets and base units of cupboards and drawers, central island with ceramic sink, finished with Carrera marble. Rangemaster electric oven with halogen hob and brick tiled splashback, integrated appliances including fridge/freezer, Bosch dishwasher and tumble dryer, Indesit washing machine and bin storage. Luxury finishes include full height fitted pantry, corner carousels, deep storage drawers, spice and wine racking.
- Ground floor stylish bathroom enjoying a vaulted ceiling with skylight, exposed beams and high level glazing. Fitted with a white Victorian style suite comprising panelled bath having shower over with drench head, close coupled toilet, square edge pedestal basin, smart metro wall tiling, extractor, mirror with light, and flagstone flooring with underfloor heating.
- First floor landing with attractive latch doors leading to the bedrooms with neutral decor. Main bedroom with pretty sash window and aspect to front, fitted wardrobe. Second bedroom with sash window and aspect to rear affording lovely views over the surrounding countryside, fitted cupboard housing Worcester combination boiler and access to loft space via hatch.



Landscaped west facing rear garden backing fields, divided by a small brook with natural meadow area to the far rear, natural hedging to boundaries and seating area taking full advantage of the West facing aspect and open rural views. Formal area of lawn with deep shaped flower/shrub borders including trees including acer, silver birch and cherry tree. Substantial tiered Indian stone terrace, ideal for al fresco dining and summer entertaining, exterior lighting, tap and power sockets. Timber garden shed with log store.

- Services & Points of Note: Mains electricity, water and drainage. LPG central heating, underfloor to the ground floor with three zones, 6yr old Worcester combination boiler. Double glazed windows, replaced in 2014. Screened LPG storage area to front.
- Council Tax Band: D - Tonbridge & Malling Borough Council
- EPC: D

Hildenborough

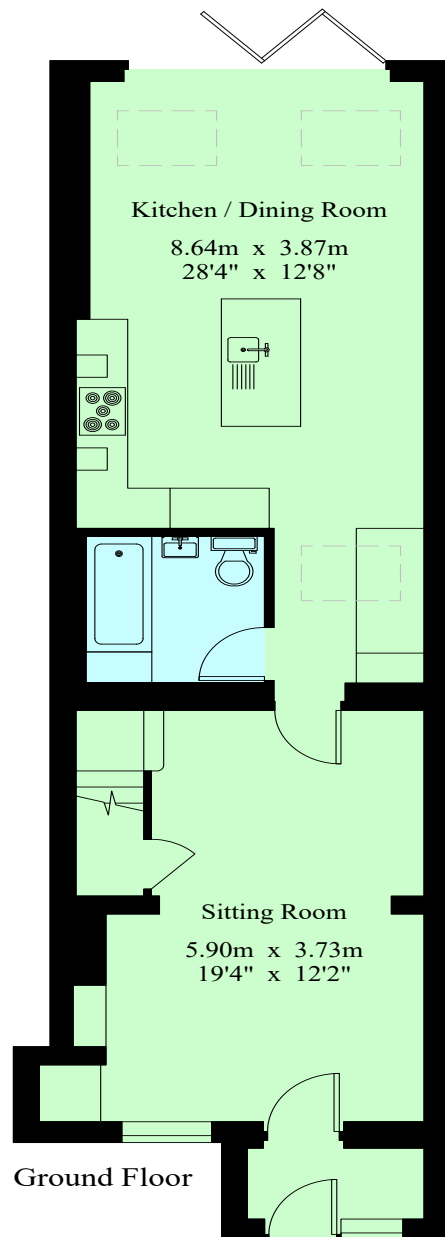
Stone Cottages are situated in a favoured country lane, bordering the Kent Downs Area of Outstanding Natural Beauty on the outskirts of this popular village offering local shops and amenities including medical centre, village halls offering social activities and classes, church, public house, library 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

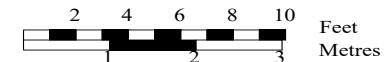
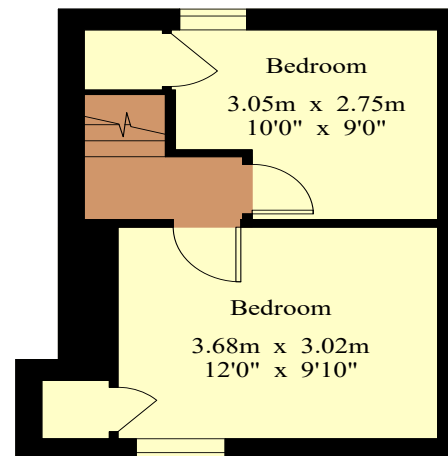
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2 Stone Cottages

Gross Internal Area : 87.1 sq.m (937 sq.ft.)



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