



The Coach House, 2 Tonbridge Road, Hildenborough, Kent TN11 9BS
Price: £550,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Period Attached Victorian Former Coach House
- *Updated & Modernised Throughout
- *Convenient Situation on Tonbridge/Hildenborough Borders
- *Three Bedrooms *Spacious Sitting Room
- *Open Plan Kitchen/Dining Room *Cloakroom *Utility Room
- *Contemporary Family Bathroom & En-Suite Shower Room
- *Private Rear Garden & Terrace *Off Road Parking Area
- *No Onward Chain

Description

This attached three bedroom Victorian former Coach House has been expertly modernised, presented in lovely order throughout, enjoying high ceilings, exposed beams and character features combined with modern family conveniences. Tucked away off a lane on the Tonbridge/Hildenborough border, offering a secluded position with easy access to Tonbridge & Hildenborough mainline stations, local amenities, and highly regarded schools.

Accommodation

- The property is set back from the road and approached over a lane leading to the parking area. Composite front door opening to the entrance hallway having exposed painted brick walls, patterned tiled flooring and door to cloakroom with continuation of the flooring, close coupled toilet, window and small hand basin.
- Open plan kitchen/dining space, kitchen fitted with a range of matching sage green Shaker style wall mounted cabinets and base units of cupboards and drawers with wood block worktop and tiled splashback. Electric single oven with induction hob and extractor over, integrated dishwasher, sink, full height cupboard suitable to house a fridge/freezer and pan drawers. Wall mounted Worcester gas fired boiler, fireplace with painted wooden surround, door to rear garden, corner staircase rising to the first floor and laminate wood effect flooring throughout proceeding through to the:-
- Spacious sitting room, elegant full height Crittall-style Heritage window and door leading to the courtyard and parking area, flooded with natural light. Stylish column radiator, inset lighting and continuation of the wood effect laminate flooring. Useful utility room with space for washing machine and tumble dryer and wall mounted cabinet.
- First floor landing with exposed beams, inset lighting and hatch with drop down ladder providing access to the large loft space offering scope for further extension subject to the necessary planning consents.
- Main bedroom with aspect to side and ensuite shower room comprising corner shower with rainfall head, exposed beam, close coupled toilet, floating vanity basin, matching wall and floor tiling, inset lighting and extractor fan.
- Second dual aspect bedroom with outlook over neighbouring pond and door to small minstrels' balcony and feature cast iron fireplace.
- Contemporary family bathroom fitted with a white suite comprising panelled bath and walk in shower enclosure with rainfall head, close coupled toilet and floating

Externally the property enjoys a private parking area providing off road parking and private rear garden with terrace.

- Services and Points of Note: All mains services. Gas central heating system installed in 2025. Garage conversion, fully insulated floors and walls and Heritage Triple Glazed Window. Double glazed multi-paned windows. Newly laid carpets to the staircase and first floor.
- Council Tax Band: D - Tonbridge & Malling Borough Council.
- EPC: C

Situation

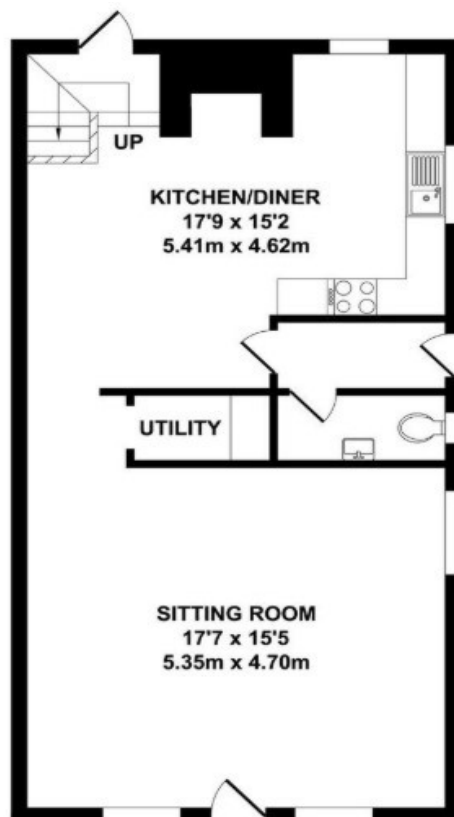
The property is conveniently located on the Tonbridge/Hildenborough borders. The popular village of Hildenborough offers local shops, post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' 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 CofE. 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 and Hilden Grange 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.



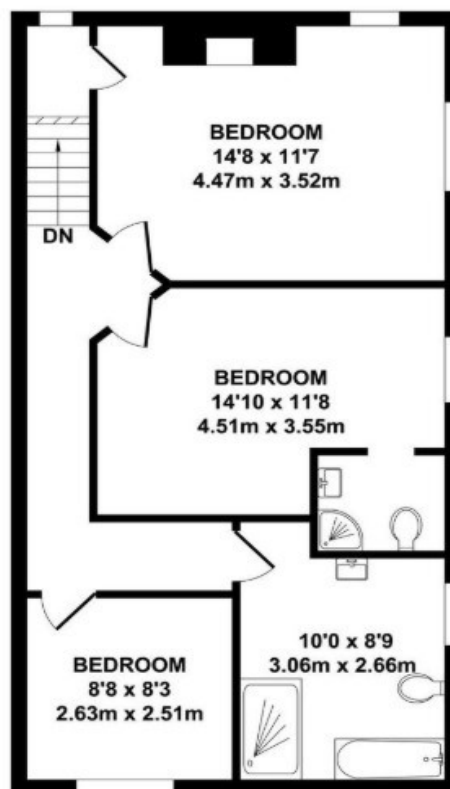
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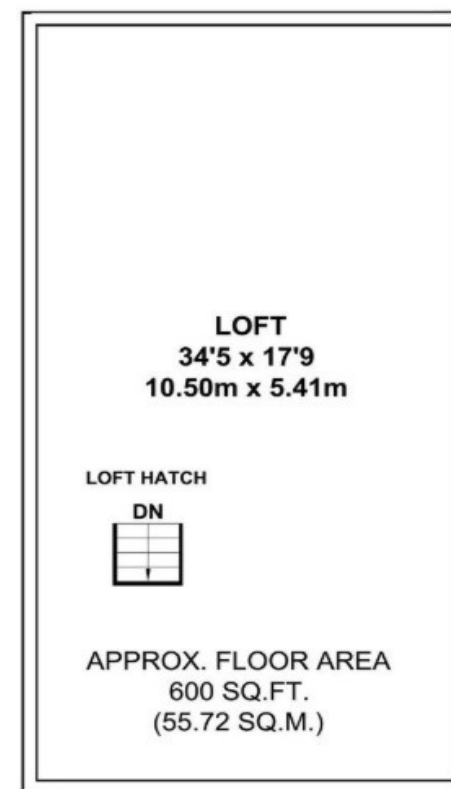
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GROUND FLOOR
APPROX. FLOOR AREA
600 SQ.FT.
(55.72 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
600 SQ.FT.
(55.72 SQ.M.)



TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.44 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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