



Grove Barn, Nizels Lane, Hildenborough, Kent TN11 8NU
Guide: £1,250,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Delightful Barn Conversion in Semi-Rural Location
- *Situated off a Favoured Country Lane
- *Brimming with Character & Charm
- *Four Double Bedrooms
- *Sitting Room with Double Sided Open Fireplace
- *Formal Dining Room
- *Spacious Country Kitchen/Breakfast Room & Utility
- *Ground Floor Study & Cloakroom
- *Main & Guest Bedroom Suites
- *Contemporary Family Shower Room
- *Landscaped Gardens Surrounding the Property & Terrace
- * Block Paved Driveway & Detached Double Garage

Description

Grove Barn is a delightful four bedroom barn conversion having been in the same family ownership for many years, situated off a highly favoured country lane, conveniently located for access to the station. The property is full of character and charm, presented in lovely order throughout enjoying pretty landscaped gardens surrounding the property, ample parking and detached double garage.

Accommodation

- You enter the property into the spacious bright and welcoming central hallway with vaulted ceiling and open tread carpeted and wooden staircase rising and turning to the first floor galleried landing, with attractive wooden latch doors leading to all the principal rooms.
- Bright dual aspect sitting room with full height timber and glazed doors opening to the garden and brick double sided open fireplace and central ceiling beam. To the other side of the fireplace is the cosy snug area with further full height window, aspect over the garden and latch door leading to back into the hallway.
- Also accessed through double wooden doors from the hallway is the formal dining room enjoying full height windows and door with a lovely outlook over the garden and wall light points.
- Country style kitchen/breakfast room fitted with a comprehensive range of limed oak wall mounted cabinets and base units of cupboards and drawers with contrasting worktops and tiled splashbacks. Neff oven and hob with built-in extractor over, integrated Bosch dishwasher and integrated fridge/freezer. A dual aspect room with windows overlooking the garden, exposed beams, inset lighting, ceramic tiled flooring and glazed door to garden.
- Matching utility room, space and plumbing for washing machine and stable door leading to the garden. Grant oil fired boiler, space for tumble dryer and further appliance, access to loft via hatch and ceramic tiled flooring.
- A ground floor cloakroom with close coupled toilet and pedestal basin and useful study with aspect to side, complete the ground floor accommodation.
- Spacious galleried landing with delightful reading nook, full height windows and access to all of the principal bedrooms and shower room.
- Main bedroom suite having wall to wall mirrored wardrobes, exposed beams and ensuite bathroom fitted with a white suite comprising panelled bath, close couple toilet and pedestal basin. Second guest suite, a lovely bright space with exposed beams and ensuite bathroom fitted with a white suite comprising panelled bath, close couple toilet and pedestal basin. Two further charming double bedrooms together with a smart contemporary shower room with double walk in shower enclosure, completes the first floor accommodation.



- The gardens include a detached double garage with up and over door front, power, light and mezzanine storage area and block paved driveway to front. Beautiful, landscaped gardens surround the barn including a large Indian stone terrace, ideal for summer barbecues and alfresco dining, enveloped by mature hedge and post and rail boundary with lovely outlook over neighbouring field. Screened oil tank, bin store, external tap and external lanterns.
- Service & Points of Note: Mains electricity, water and drainage. Oil fired central heating.
- Right of access over neighbouring driveway.
- Council Tax Band: G – Tonbridge & Malling Borough Council
- EPC: D

Situation

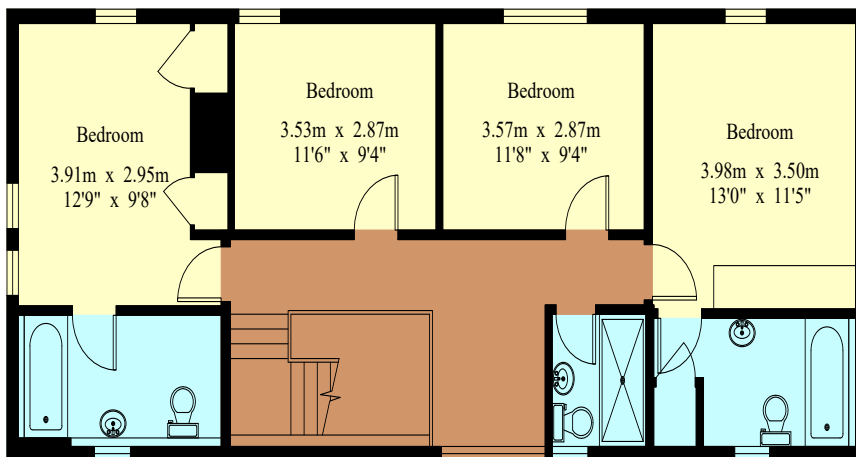
Grove Barn is situated in a semi-rural setting off Nizels Lane, a favoured country lane situated just outside the popular village of Hildenborough offering local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and the popular Ridings Café. The weekly farmers' market is a favoured meeting place for the local community, whilst the mainline station offers fast and frequent 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 nearby 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

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

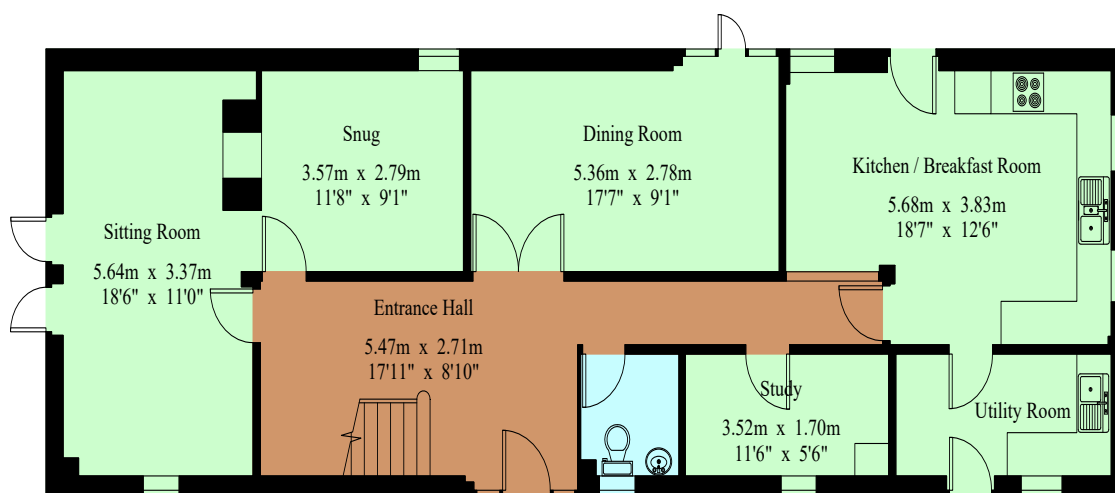


First Floor

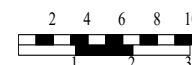
Grove Barn

House - Gross Internal Area : 190.6 sq.m (2051 sq.ft.)

Garage - Gross Internal Area : 21.2 sq.m (228 sq.ft.)



Ground Floor



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