



6 Birch Close, Hildenborough, Kent, TN11 9DU
Guide Price: £600,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Detached Extended Craftcast Bungalow
 *Quiet Residential Area *Close to Stocks Green Primary School
 *Three Double Bedrooms *En-Suite Shower Room
 *Oak Framed Extension with Electric Thermal Blinds
 *Solar Panels with Rainwater Harvesting System *Underfloor Heating
 *Generous Level Rear Garden *Private Gated Driveway & Garage
 *Chain Free

Description

Detached three double bedroom extended Craftcast bungalow, situated in a quiet residential area, close to the popular Stocks Green Primary School and local amenities. The property has been a long term family home enjoying a generous plot, solar panels, rainwater harvesting system, level rear garden, ample off road parking and underfloor heating. Offered to the market with no onward chain.

Accommodation

- Approached to the side with front door leading into the dual aspect kitchen, fitted with a comprehensive range of wall mounted oak cabinets and base units of cupboards and drawers with contrasting worktops. Space for appliances including dishwasher, washing machine, tumble dryer. Built in fridge freezer, electric double oven with four ring gas hob, glass splashback and stainless-steel extractor over. Double stainless steel circular sink, stone tiled flooring with underfloor heating. Door leading to the conservatory.
- The welcoming dual aspect oak framed conservatory provides the perfect space for relaxing and entertaining whilst enjoying views and providing access to the generous garden through double doors. The conservatory benefits from stone tiled flooring, underfloor heating, thermal blinds, some of which are electronically controlled, suspended ceiling fan and feature log burner. Wood-framed internal folding doors provide access to the dining room.
- Centrally positioned in the property is the dining room, offering a variety of uses with oak parquet flooring, cast iron fireplace, double glazed windows and dado rail.
- The first of three double bedrooms benefits from oak wood-effect flooring, ample space for storage, radiator and en-suite with ceramic tiled flooring, under floor heating, tiled walls, shower cubical, wash hand basin set on vanity unit with mirror above and w.c.
- Two further large double bedrooms are set to the front of the property one of which benefits from carpeted flooring, dado rails, radiator and is currently utilised as an office whilst the neutrally decorated main bedroom benefits from oak flooring, ample space for storage and radiator.
- Spacious family bathroom fitted with a modern white suite, shower cubical, panelled bath, pedestal sink, toilet, chrome towel rail, ceramic tiled flooring and neutrally decorated tiles on the walls.
- The generous level rear garden enjoys a patio area, well thought out plant borders with mature plants and shrubs, lawn with a small pond set to one side, two sheds and wood store.



- Buried within the garden is a 5,000 litre rainwater collection tank which can be pumped to water the garden and utilised for the toilets, washing machine and dishwasher.
- The property enjoys a wide frontage with block paved driveway offering ample off-road parking for several vehicles and wooden five bar gate providing access. The garage, set to the side, has an up and over door, separate door to rear garden, power, lighting and houses the pumping system for the rainwater collection tank.
- Services & Points of Note: All mains services. Gas fired central heating. Double glazed windows. Two solar panels, installed on the roof provide heat for hot water.
- Council Tax Band: E - Tonbridge & Malling. EPC: D

Hildenborough

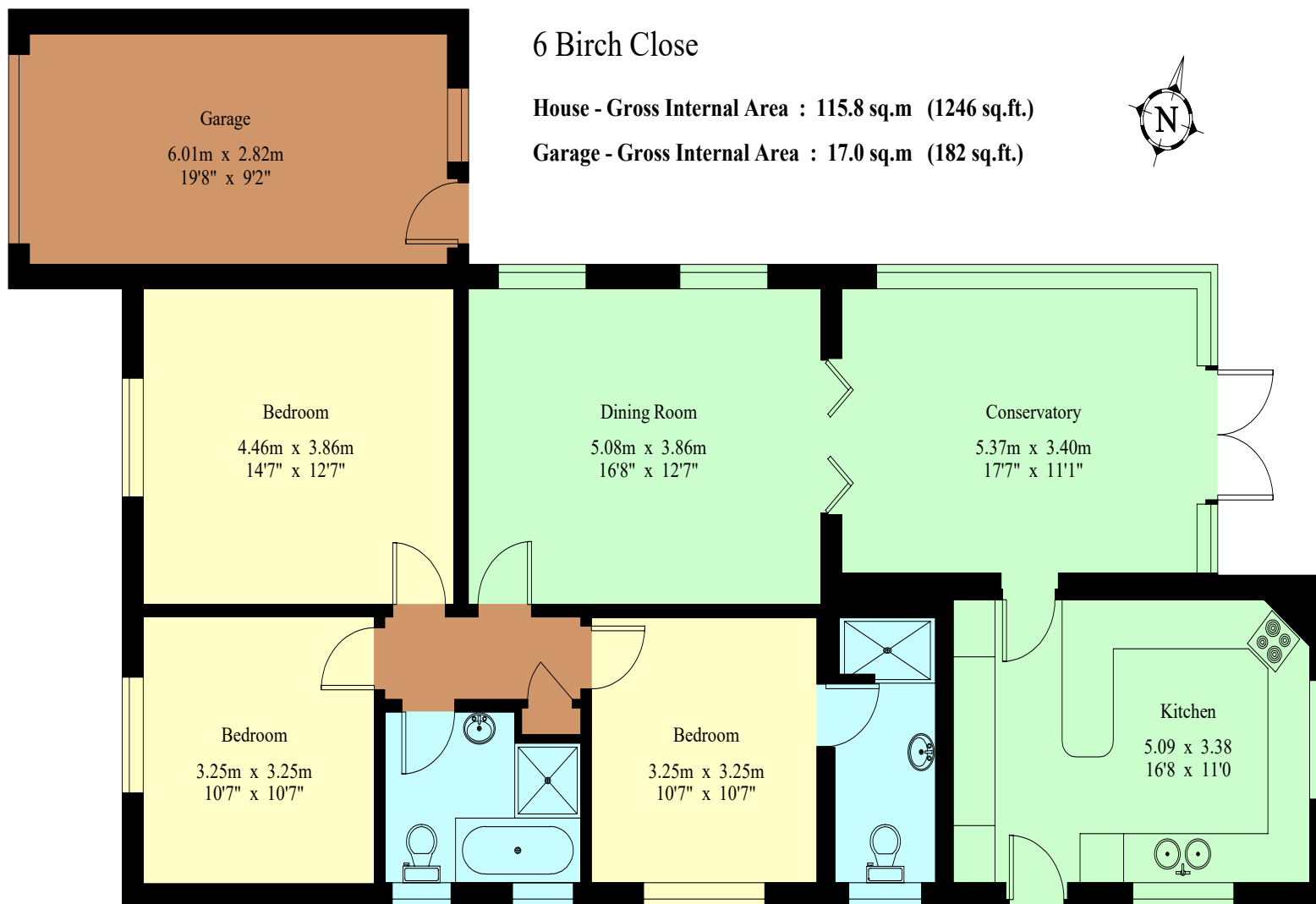
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station 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 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.



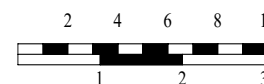
Viewing Strictly By Appointment

01732 834835

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



Ground Floor



For Identification Purposes Only.
© 2026 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

