



Orchard House, London Road, Hildenborough, Kent TN11 8NH  
Guide Price: £875,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Highly Individual Detached House \*Ideal Renovation Project
- \*Gardens & Grounds with Open Rural Outlook
- \*Three Generous Bedrooms \*Two Principal Reception Rooms
- \*Kitchen/Breakfast Room & Utility \*Rear Lean-To & Cloakroom
- \*Family Bathroom & Separate Toilet \*Detached Garaging/Outbuilding
- \*Generous Gardens with Terrace & Pond \*No Onward Chain

#### Description

Available to the market for the first time in nearly 50 years, this highly individual family home is set on a generous plot on the rural outskirts of Hildenborough. Offering character features and well-proportioned accommodation, the property is brimming with potential and represents an ideal renovation project for those looking to create a bespoke home. The spacious layout includes a large attic, offering excellent scope for conversion, subject to the necessary planning permissions.

#### Accommodation

- An original wooden front door with leaded light side windows opens into the entrance hallway with wooden panelled staircase rising to the first floor with understairs cupboard, dado rail and stripped floorboards.
- Striking dual aspect main reception room with high ceiling, wood panelling and picture rail, central tiled open fireplace and stained stripped floorboards.
- Second reception room with aspect to front, papered walls and picture rail, sliding door giving access to the utility room.
- Spacious kitchen/breakfast room, fitted with a range of wooden wall mounted cabinets and base units of cupboards and drawers, sink unit and tiled splashback, electric oven and spaces for appliances. Large fireplace inglenook with wood burning stove and cupboards to recesses, French doors opening to the side terrace.
- Utility room having fitted cupboards, sink unit, picture rail and window. Floor mounted Worcester oil fired boiler. Rear lean to connecting the kitchen and the utility room with cupboard and external tap.
- First floor galleried landing, a bright space with windows to the front and rear, large loft hatch with timber drop down ladder and light, stripped wooden flooring.
- Three spacious double bedrooms, the main enjoying a dual aspect, picture rail, fitted cupboard and vinyl flooring. Second bedroom with aspect to front, picture rail, wall mounted electric fire and stripped floorboards. Third bedroom with aspect to rear, fitted wardrobe, picture rail and stripped floorboards.
- Family bathroom fitted with a white suite comprising panelled bath, vanity basin and corner shower cubicle and separate toilet.
- Beautiful gardens and grounds surround the property with attractive walled frontage and open tree lined outlook over the surrounding countryside to the rear. The gardens are mainly laid to lawn with mature tree boundaries, terrace and pond to the side with further area of lawn to the front with mature shrub borders and pathways leading to two pedestrian gates.





- Garaging/outbuilding/workshop, open fronted with power and light. External Oil tank.
- Services & Points of Note: Mains water, drainage and electric. Oil central heating.
- Council Tax Band: F - Tonbridge & Malling Borough Council.
- EPC: D

#### Situation

Orchard House is situated on the outskirts of the charming village of Hildenborough, where residents enjoy easy access to local shops, schools, and amenities, with countryside walks and public footpaths accessible direct from the doorstep and bus stop with services connecting the larger towns of Tonbridge and Sevenoaks. 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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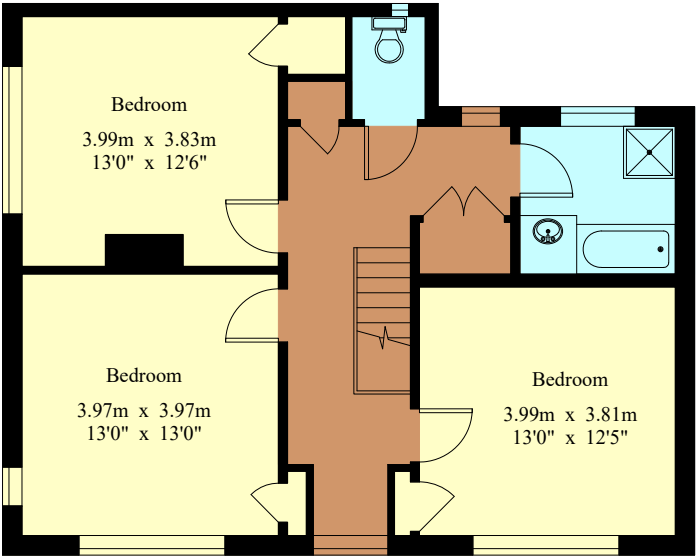
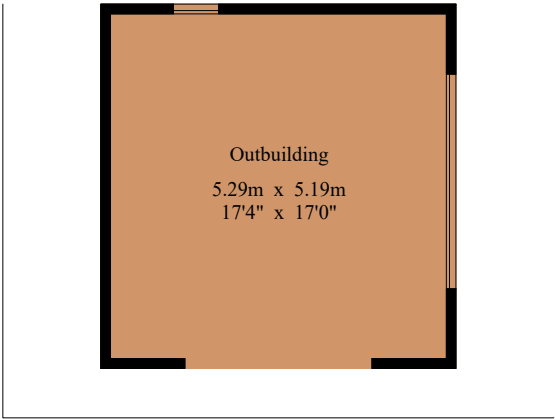


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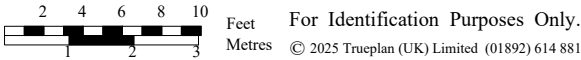
House - Gross Internal Area : 180.5 sq.m (1942 sq.ft.)  
Outbuilding - Gross Internal Area : 27.4 sq.m (294 sq.ft.)



Ground Floor



First Floor



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