



Whispers, Vines Lane, Hildenborough, Kent TN11 9LT
Guide: £1,100,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Highly Individual Detached Family Home *Four Bedrooms

*Situated in a Highly Desirable Country Lane

*Bright Spacious Accommodation Throughout

*Refitted Kitchen & Bathroom Suites

*Integral Double Garage & Generous Gravel Parking Area

*Bespoke High Specification Detached Norwegian Log Cabin

*Landscaped Level Rear Garden

*Approximately Quarter Acre Plot

Description

An opportunity to acquire this highly individual detached four bedroom family home, with later renovations and extensions set back over a generous private driveway, situated in this highly desirable country lane. The property occupies a generous plot of approximately quarter of an acre and benefits from a bespoke high specification two bedroom self-contained Norwegian Log ancillary cabin.

Accommodation – Main House

- Set well back from the lane and approached over a generous gravel driveway, providing extensive parking for several vehicles having fenced boundaries, low hedging and shrub/flower borders and access to the rear garden via a five bar gate.
- Entering into the bright hallway this chalet style family home enjoys flexible living accommodation throughout. Spacious living/dining room with central woodburning stove, two ground floor bedrooms, smart modern kitchen/breakfast room with high end appliances and contemporary refitted family bathroom. Bright triple aspect garden room extension with study area and bi-fold doors opening to the rear terrace, all updated in recent years. The integral double garage accessed from the kitchen, houses the Worcester smart boiler, meters and fuse board and completes the ground floor accommodation.
- To the first floor the principal bedroom suite comprises a dual aspect main bedroom with full height wall to wall fitted wardrobes, eaves dressing area and bright contemporary ensuite shower room. A fourth bedroom/study/nursery and loft storage room, accessed from the landing completes the first floor accommodation.
- The established level rear gardens are predominately laid to lawn with fenced boundaries and substantial paved terrace adjoining the rear of the property with a pathway leading to the far rear and cabin.

Ancillary Accommodation - Cabin

- The detached ancillary Norwegian Log two bedroom cabin is situated to the far rear of the garden, constructed in 2022, finished with a luxurious interior with high vaulted ceilings painted wood interiors, solid oak doors, being fully insulated with wet underfloor heating throughout and luxury vinyl flooring, providing an excellent space for a variety of uses or multi-generational living.
- You enter the property into a bright entrance hallway with useful fitted utility area, cupboard housing electric water cylinder and smart contemporary cloakroom with a central hallway leading to all the principal rooms.

- Stunning open plan kitchen/dining/sitting room with vaulted ceilings and focal wood burning stove, bi-fold doors opening the space to the shaped terrace. Kitchen fitted in a modern sage Shaker style with butler sink, integrated appliances and solid worktops. Two double bedrooms, one having a walk in fitted wardrobe with light, and a smart contemporary luxury shower room with walk in shower enclosure, completes the accommodation.
- Services: All mains services. House, gas smart Hive heating system. Cabin, wet electric zoned underfloor heating throughout. Ring doorbell.
- Council Tax Band: F -Tonbridge & Malling Council
- EPC: D

Situation

Whispers is a detached property situated in a desirable country lane on the outskirts of 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, Hildenborough CofE, Leigh and Shipbourne. Grammar schools are located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, Weald of Kent Girls. Private schools including Sackville in the village, Hilden Grange and Tonbridge School, the Preparatory Schools in Somerhill, Hilden Oaks and Hilden Grange. State secondary schools in Tonbridge including Leigh Academy, Hillyview and Hugh Christie. 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

Vines Lane, Hildenborough, TN11

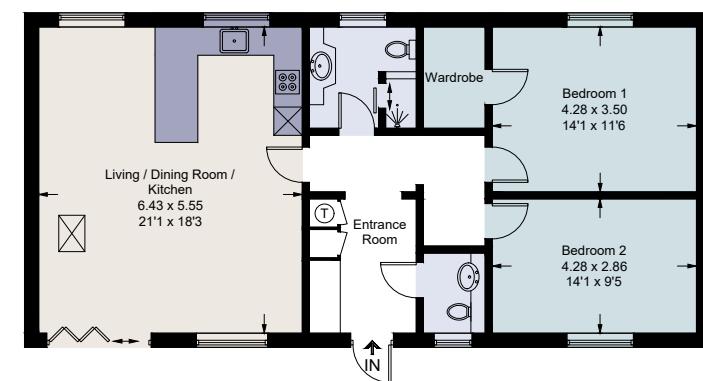
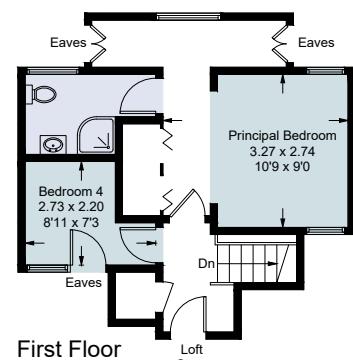
Approximate Area = 181.6 sq m / 1955 sq ft

Annexe = 90.5 sq m / 974 sq ft

Total = 272.1 sq m / 2929 sq ft

(Including Garage)

For identification only. Not to scale.



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