



5 Wilson Close, Hildenborough, Kent TN11 9DH
Guide Price: £795,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



***Detached Family House *Popular Cul-De-Sac Location
*Four Bedrooms *Close to Stocks Green Primary School
*Open Plan Sitting/Dining Room *Striking Burnhill Kitchen
*Cloakroom *Spacious Ground Floor Study
*Main Bedroom & En-Suite Shower Room
*Contemporary Family Bathroom
*Front Garden, Driveway & Double Garage
*Attractively Landscaped Rear Garden & Decked Terrace**

Description

Smart modern detached four bedroom extended family home, situated in a tucked away corner position in this favoured residential area close to Stocks Green Primary School and with convenient access to the mainline station. This delightful property offers versatile family accommodation including a spacious ground floor study, contemporary bathroom suites and striking Burnhill kitchen forming the hub of the home.

Accommodation

- The property is approached over the driveway with path to the canopied front door, opening to the entrance hallway having stairs rising to the first floor, deep cloaks cupboard housing meters and contemporary ground floor cloakroom. Smart Karndean flooring running throughout the space and continuing into the:-
- Sitting/dining room, a bright dual aspect space, window with aspect to front and patio doors opening to the rear garden and wall light points.
- Kitchen/breakfast room fitted with a striking Burnhill kitchen comprising full height cabinets, wall cabinets and base units of cupboards and drawers and wrap around peninsular breakfast bar with wine cooler, finished with quartz worktops and upstands. Appliances include Neff twin ovens with warming draw, induction hob, dishwasher, full height fridge and freezer and washing machine. Haier condenser tumble dryer. Quooker tap, water softener and Viessmann gas fired boiler. Dual aspect enjoying windows to side and rear and further set of patio doors in the seating area opening to the rear garden. Continuation of the Karndean flooring throughout.
- Spacious ground floor study with aspect to front fitted with a comprehensive range of Strachan office furniture, including bookcases, filing cabinets, drawers and desk.
- First floor landing with access to loft space via a hatch and window to side.
- Main bedroom suite fitted with a comprehensive range of Sharps bedroom furniture, comprising wardrobes, cupboards and dressing table. Modern en-suite shower room, concealed cistern toilet and basin in vanity unit and walk in shower enclosure.
- Two further double bedrooms, one with Hammonds fitted wardrobe and shelving unit, a small double and a refitted contemporary family bathroom comprising concealed cistern toilet and basin in vanity unit and square ended bath with shower over, completes the first floor accommodation.

- Landscaped rear gardens, pathway across the rear and stepping stones leading to a wooden gate giving access onto the Leigh Road, fenced boundaries and area of lawn enjoying mature shrub/flower borders. Further raised decked terrace with timber awning and private area of garden with lawn and shrub borders.
- A driveway leads to the detached double garage having up and over door to front, power, light, window and personal door to the garden.
- Services and Points of Note: All mains services. Gas fired central heating. Multi-paned double glazed windows replaced in 2017. Kitchen patio doors replaced 2021. Rear extension completed 2006 and removal of internal wall between the kitchen and utility room 2021. Fibre broadband connection. Smart meter and house alarm.
- Council Tax Band: F – Tonbridge & Malling Borough Council.
- EPC: C

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.



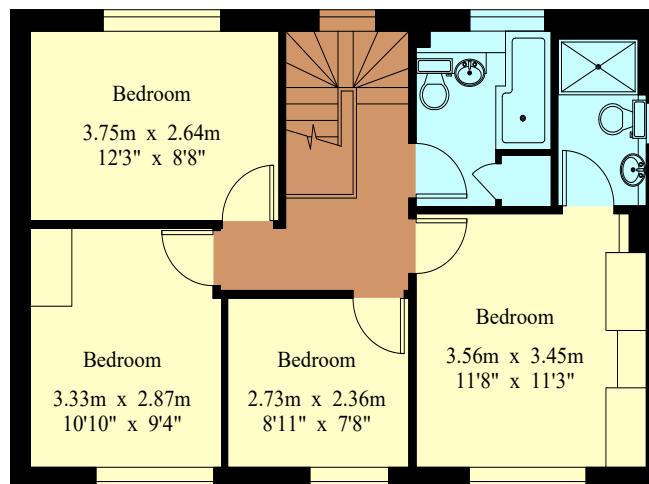
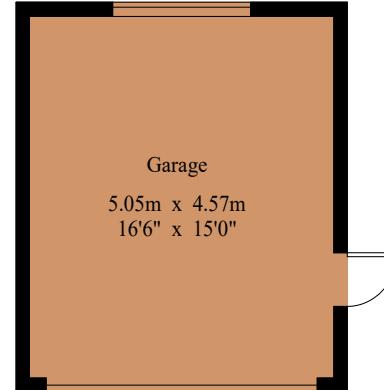
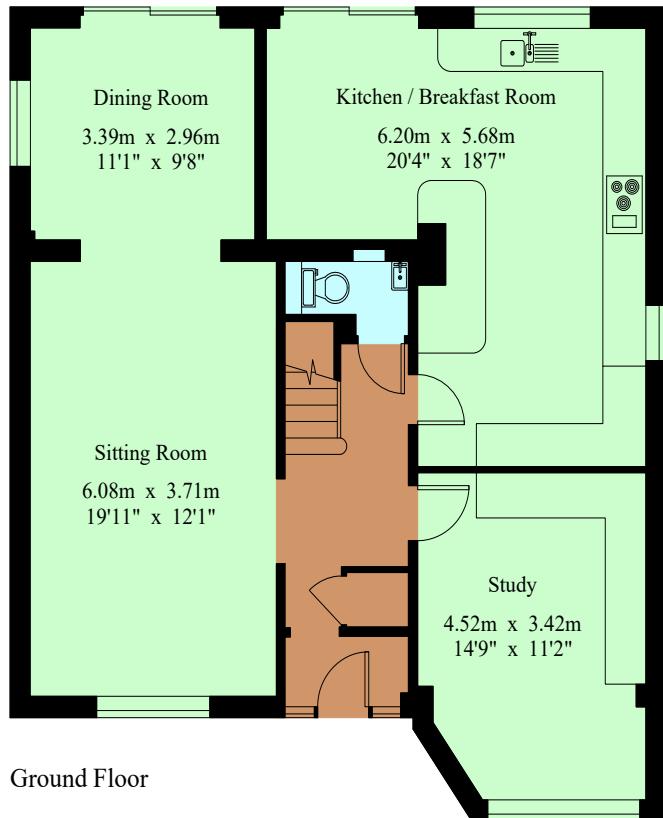
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01732 834835

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

5 Wilson Close

House - Gross Internal Area : 147.5 sq.m (1587 sq.ft.)
Garage - Gross Internal Area : 23.1 sq.m (248 sq.ft.)



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