



The Emory 164 Oakhill Tonbridge Road, Hildenborough, Tonbridge, TN11 9EW

Asking price £1,445,000

Jack Charles  
Estate Agents

Sales & Lettings

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk  
www.jackcharles.co.uk

## THE EMORY

### 5 BEDROOM HOME

HOUSE NO.164

TOTAL AREA: 208.4 SQ M 2,244 SQ FT

#### THE COPSE

- A large 5 bedroom family home with attached double garage
- Contemporary open plan kitchen/family/dining area with French doors opening to extensive patio and garden
- Hallway leads to separate 20'5" living room and study
- Double aspect bedroom 1 has dressing room and ensuite bathroom
- Bedrooms 2 and 3 have ensuite shower rooms

#### OAKHILL

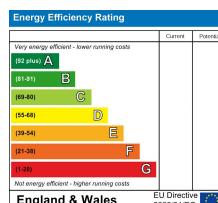


#### GROUND FLOOR



KITCHEN/FAMILY/DINING		8630 X 5140 MM	28'4" X 16'10"
LIVING		6215 X 3790 MM	20'5" X 12'5"
STUDY		2660 X 3790 MM	8'9" X 12'5"
UTILITY		1755 X 2445 MM	5'9" X 8'0"

► Measurement Points W Wardrobe C Cupboard ( ) Water Cylinder ----- Reduced Ceiling Height  
SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine



#### FIRST FLOOR



BEDROOM 1	4242 X 3626 MM	13'10" X 11'10"
BEDROOM 2	3710 X 3790 MM	12'2" X 12'5"
BEDROOM 3	3415 X 3300 MM	11'2" X 12'9"
BEDROOM 4	3070 X 3790 MM	10'1" X 12'5"
BEDROOM 5	2170 X 3730 MM	7'1" X 12'3"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Direction of the parquet flooring may vary.

#### Important Notice:

These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## TO BE SOLD

The Emory is an impressive detached house featuring five bedrooms and spanning a total of 2,244 square feet across two levels. When you enter you are welcomed by a spacious reception hall that leads to an open kitchen and dining area, which offers views of the rear garden. Adjacent to the kitchen is a utility room, enhancing the home's functionality. The front of the house includes a study, while the large living room with windows to both the rear and side also provides access to the garden through double doors.

The first floor comprises four double bedrooms and one single bedroom. The master bedroom is particularly spacious and includes a dressing area, fitted wardrobes, and an ensuite bathroom. Bedrooms two and three also feature ensuite shower rooms, while bedrooms four and five share a family bathroom. Outside the property boasts a beautifully enclosed garden, along with a double garage and parking.

## OAKHILL

Oakhill is a brand new gated estate set in 30 acres of beautiful Kent countryside, comprising an impressive collection of 1, 2 and 3 bedroom apartments and 3, 4 and 5 bedroom houses. Berkeley have also redeveloped the stunning Grade II Listed building converting Oakhill House it into wonderful bespoke apartments.

Residents will benefit from stunning views across the mature landscaped surroundings. The train station at Hildenborough provides connections to London Bridge in 32\* minutes. Exclusive residents' facilities including a gym, cinema room, padel court, co-working space and outside BBQ area.

\*Journey times approximate only. Source: nationalrail.co.uk and Google maps

\*\*CGI's are indicative only Source: nationalrail.co.uk and Google maps

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets and benefits from a private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away\*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

## SPECIFICATIONS

### KITCHEN

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Silestone upstands with full height splashback behind hob
- LED strip lighting to underside of wall cabinets
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in oven with microwave function
- Siemens 5 zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in separate larder fridge and freezer (freezer within utility to some types)\*
- Undercounter single zone wine cooler

### UTILITY ROOM

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors
- 20mm Silestone worktops and Silestone upstands
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Space and plumbing for washing machine and tumble dryer

### WC

- Framed mirror above basin
- Roca wall hung hand-washbasin
- Stylish polished chrome Vado brassware including:
  - Single lever basin mixer
  - Paper holder
  - Hand towel rail
- Dual flush WC with concealed cistern, soft-close seat and cover
- Amtico wood-effect vinyl flooring, laid in stripwood pattern
- Half height feature tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

### BATHROOM

- Bespoke cabinetry to bathroom including:
  - Recessed mirror cabinet with feature framing, complete with internal shelving and shaver socket
  - Drawer unit with soft closing function below washbasin
  - Bath panel with removable front fascia and feature groove detail
  - Bespoke family bathroom design
  - Contemporary wall lights to frame either side of mirror cabinet
  - Silestone vanity top
  - Roca under countertop washbasin
- Luxury steel bath with glass screen, bath filler waste and overflow, and multi-function slide rail shower kit
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic bath/shower valve

### KITCHEN

- Robe hooks
- Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to walls above bath. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

### ENSUITE

- Bespoke cabinetry to en suite including:
  - Drawer unit with soft closing function below washbasin
  - Silestone vanity top
  - Roca under countertop washbasin
  - Shower enclosure with ceiling mounted shower head and hand-held shower
  - Stylish polished chrome Vado brassware including:
    - 3 hole basin mixer
    - Concealed thermostatic shower valve – Robe hooks
    - Paper holder
    - Dual flush WC with concealed cistern, soft-close seat and cover
    - Heated stainless steel towel radiator
    - Contemporary floor tiles
  - Full height wall tiling to shower enclosure. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

### INTERIOR FINISHES

- White painted 2 panel internal doors with feature groove detail
- White painted glazed door between hallway and kitchen
- Stylish polished chrome lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard (where possible)\*
- Contemporary painted staircase with feature groove detail to newel posts and spindles
- Amtico wood-effect vinyl flooring to ground floor, laid in parquet pattern
- Luxury carpet fitted to stairs, landing, bedrooms and upper floor cupboards. Stair runner to 4 & 5 beds
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

### HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living room, dining area, bedrooms, family area and dining rooms (where applicable)\*\*
- Data point provided to hall cupboard, living room, dining area, bedrooms and family area (where applicable)\*\*

### ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, dining area, utility room, landings, WC, bathroom and en suite
- Pendant lights to living room, study, dining room and bedrooms (where applicable)\*
- Smart lighting system offering App controllable lighting to kitchen, dining area

and living room

- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living room, bedrooms 1, 2, 3 and study (where applicable)\*
- Shaver socket to bathroom and en suite

### HEATING & HOT WATER

- Gas fired central heating system with system boiler and cylinder
- Underfloor heating installed to ground floor
- Radiators installed to first floor. Towel radiators to bathroom and en suites.
- Smart heating system offering App controlled heating and hot water
- Mechanical ventilation system

### EXTERNAL

- Carport or garage with power and lighting
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

### SECURITY & PIECE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley warranty with our dedicated customer service team

### THE RESIDENTS' CLUB

The residents' club, centrally located within the apartment buildings, is just moments away from your front door. Find a quiet spot for work, watch your favourite films in the cinema, and catch up with friends. Take part in a spirited match on the padel court, get your heart pumping on the treadmill, or host a family dinner at the bbq area. With on-site amenities on a scale rarely seen outside of London, you don't have to compromise on comfort to live out your rural escape dreams.







