



Grove Barn Nizels Lane, Hildenborough, Tonbridge, TN11 8NU

Jack Charles
Estate Agents

Asking price £1,250,000

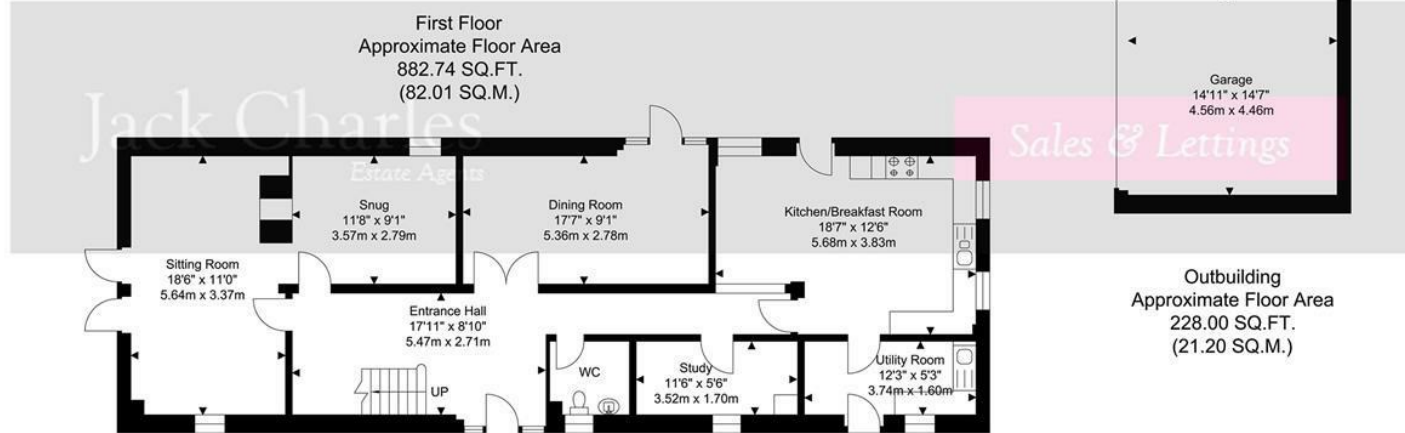
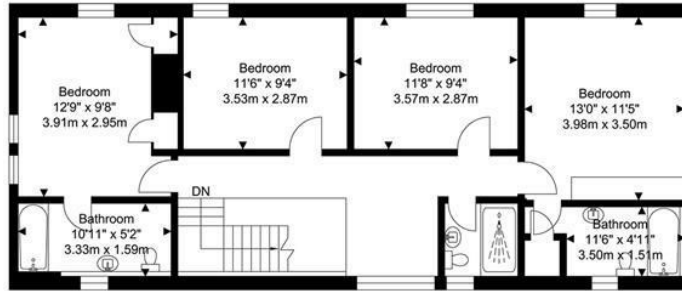
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Sales & Lettings

Grove Barn
Nizels Lane,
Hildenborough,
Tonbridge,
TN11 8NU

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Barn
- Four Bedrooms
- 3 Bathrooms
- Kitchen / Breakfast Room
- 4 Reception Rooms
- Beautiful Gardens
- Siding onto Fields
- Double Garage
- Parking



Outbuilding
Approximate Floor Area
228.00 SQ.FT.
(21.20 SQ.M.)

Ground Floor
Approximate Floor Area
1168.85 SQ.FT.
(108.59 SQ.M.)

TOTAL APPROX FLOOR AREA 2279.79 SQ.FT. (211.80 SQ. M.)
For Identification Purposes Only.



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Sales & Lettings

191 High Street
Tonbridge
6 London Road
Tonbridge Wells
Kent TN11 1DQ
Tel: (01892) 621 721

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

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

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To Be Sold

Jack Charles are delighted to offer Grove Barn, a charming four bedroom, 3 bathroom barn conversion, set along a highly favoured country lane and conveniently located for access to the station. The property has been in the same family ownership for many years and is well presented throughout, enjoying character features, landscaped gardens, ample parking and a detached double garage.

The accommodation is arranged around a spacious vaulted entrance hall with galleried landing above. The ground floor offers a bright dual aspect sitting room with double sided fireplace and adjoining snug, formal dining room with garden outlook, country style kitchen/breakfast room with integrated appliances, utility room, cloakroom and study.

To the first floor there is an impressive galleried landing with reading nook, main bedroom suite with ensuite, second guest bedroom with ensuite, two further double bedrooms and a contemporary shower room.

Externally, the property benefits from a block paved driveway leading to a detached double garage. The beautifully landscaped gardens surround the barn and feature an Indian stone terrace, ideal for outdoor entertaining, bordered by mature hedging and enjoying views over neighbouring fields.

Hildenborough Location

Grove Barn is situated in a desirable semi rural position along the highly regarded Nizels Lane, on the outskirts of the popular village of Hildenborough. The village provides a range of everyday amenities including local shops, post office, medical centre, church, public house and library, together with an active community and regular farmers' market.

Hildenborough mainline station is within easy reach, offering fast and frequent services to London Charing Cross and Cannon Street, making the location ideal for commuters. The area is also well served by an excellent selection of schools, including Stocks Green and Hildenborough CofE primary schools, along with grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells, and a number of respected independent schools such as Sackville, Hilden Grange and Tonbridge School.

The nearby A21 provides convenient access to the M25 motorway network, linking to London, the south coast, major airports and the Channel Tunnel. The neighbouring towns of Sevenoaks and Tonbridge offer a wider range of shopping, dining and leisure facilities.

The surrounding countryside offers a wealth of walking routes, with further recreational amenities including Nizels Golf and Country Club, Hilden Golf Driving Range, Sevenoaks Rugby Club and cricket at The Vine, all within easy reach.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







