



5 Club Cottages Riding Lane, Hildenborough, Tonbridge, TN11 9LJ.

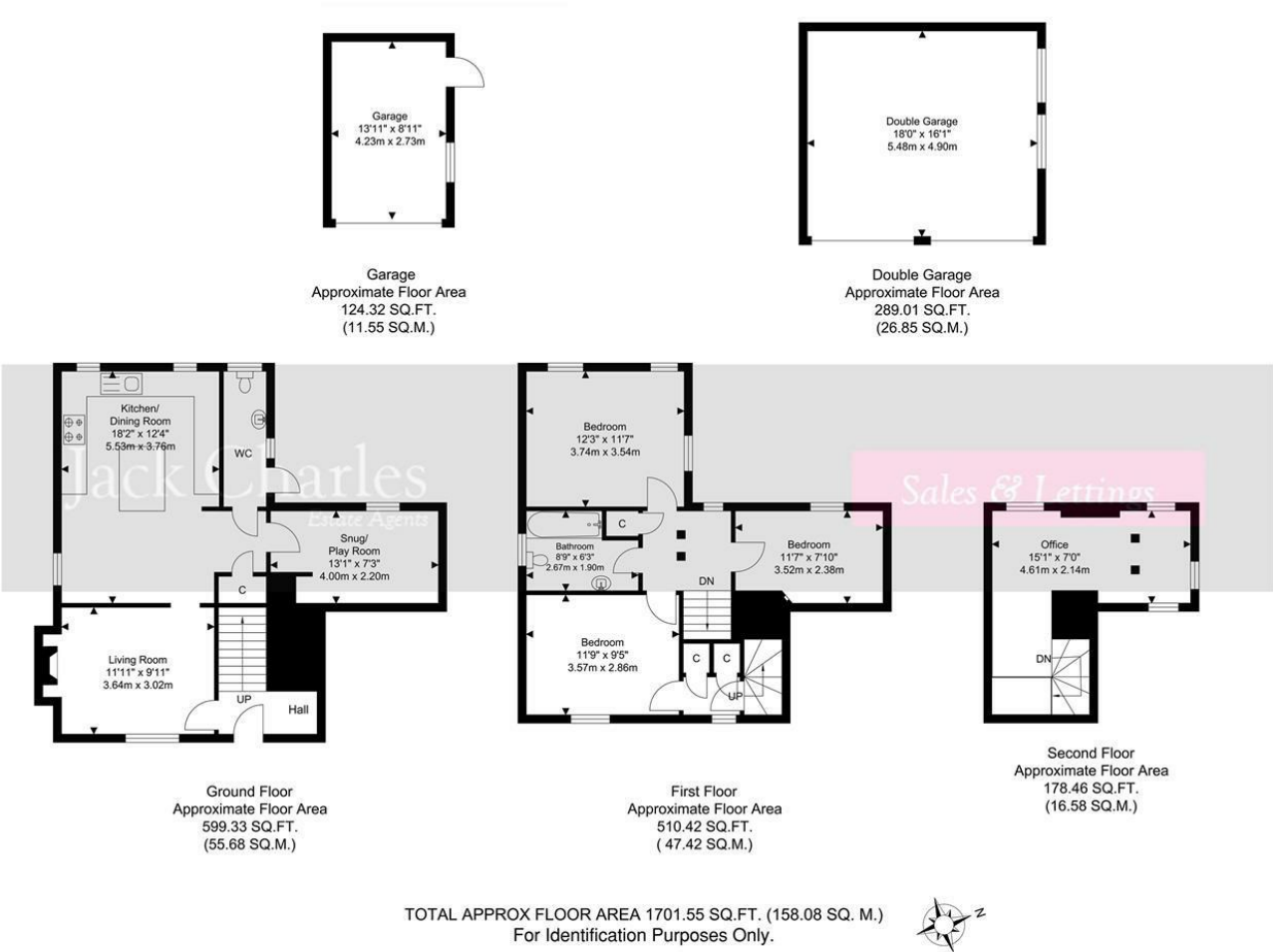
Asking price £700,000 - £730,000

Jack Charles  
Estate Agents

Sales & Lettings

- Stunning Period Cottage
  - Sitting Room
  - Loft Room
- Edge Of Village Location
  - Kitchen / Dining Room
  - Single & Double Garage
- Three Bedrooms
  - Snug / Playroom
  - Two Cottage Style Gardens

**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.



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

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**To Be Sold**

Jack Charles are delighted to offer this enchanting grade II listed three bedroom period cottage, perfectly placed on the picturesque edge of Hildenborough. Steeped in character, this home unfolds over three floors, welcoming you through a charming porch into a cozy lobby. A delightful sitting room awaits with an inviting inglenook fireplace and gives access to the kitchen dining room which is very much the heart of the home, featuring a central island, integrated appliances, and elegant tiled flooring. From the inner hallway, is a snug retreat, perfect for relaxing, a playroom or working, and a rear lobby that adds practicality whilst providing a door to outside. Upstairs, the landing has exposed timbers that lead you to 3 bedrooms and a charming bathroom. The second bedroom holds a secret with its cupboard leading to a delightful loft room, ideal for hobbies or quiet work. Outside is a quintessential cottage garden, a paved patio, and a detached garage. A shared drive at the side leads to a couple of other homes and a further private area enclosed by a five bar gate and as additional parking, double garage that has potential for replacing with a detached garage with room over making it a great space to rent out. This area also has a garden laid to lawn perfect for summer gatherings and provides a picturesque setting abutting a serene stream, offering a beautiful backdrop, making it a perfect countryside haven Viewings are recommended.

**Hildenborough Location**

The property is conveniently located on the edge of Hildenborough village yet within a short walk of the village. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).





**Jack Charles**  
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