



A substantial family home, forming part of this exclusive gated community of just twelve homes in a mews style setting within the popular village of Hildenborough, 1.7 mile walk of the mainline station with its fast and frequent rail links to London Bridge / Charing Cross, and 0.4 miles walk of Nizels golf, health and country club. A wider array of all shopping, social, leisure and educational facilities can be found in the near neighbouring towns of Sevenoaks (3 miles) with beautiful Knole Park and Tonbridge (4 Miles) with its Norman Castle.

Providing almost 1600 sq.ft of accommodation, the interior boasts a flexible arrangement set over three floors comprising a welcoming entrance hall with plenty of storage cupboards and a ground floor wc, study / bedroom four, kitchen / dining room which shares an open plan relationship with the family room, first floor sitting room, three further double bedrooms (master with en-suite facility) and the family bathroom. Additional benefits include an oversized single garage en-bloc with additional parking and a lengthy rear garden (circa 195ft long) which enjoys a sunny southerly aspect. Available with no onward chain, your internal viewing comes highly recommended in order to fully appreciate all this superb family home has to offer.

## 5 Oakhurst Park Gardens

Hildenborough, Tonbridge, TN11 8BF Freehold



Guide Price £650,000

## **ENTRANCE PORCH**

Front entrance door with glazed insert and spyhole, attractive laminate wood flooring, door to walk in storage closet housing wall mounted boiler as well as providing space for coats / shoes.

## **ENTRANCE HALL**

Radiator, continuation of attractive laminate wood flooring, stairs to first floor landing with useful understairs storage cupboard, door to generous sized walk in storage closet and doors off.

## **GROUND FLOOR WC**

Heated towel rail, continuation of attractive laminate wood flooring, white suite comprising close coupled WC and pedestal wash basin with tiled splashback.

## **STUDY / BEDROOM FOUR**

Twin double glazed windows to front, radiator, fitted carpet and a bespoke series of built in storage / display units with work desk.

## **KITCHEN / DINING ROOM**

Accessed via double doors from the hallway, the kitchen / dining room boasts a series of matching wall and base units for storage set with granite worktops and matching upstands. There is an inset stainless steel sink unit and integrated appliances that include fridge over freezer, dishwasher and a range style cooker with five ring gas hob and overhead extractor. There is a comprehensive bespoke built in storage and display unit across one wall, double radiator and a continuation of the attractive laminate wood flooring.

## **FAMILY ROOM**

Sharing a social open plan relationship with the kitchen / dining space, the family room has five piece bi-folding doors across the rear providing direct access to the garden and a continuation of the attractive laminate wood flooring.

## **FIRST FLOOR LANDING**

Fitted carpet, return staircase to second floor landing and doors to all rooms.

## **SITTING ROOM**

Spacious reception room has three double glazed windows to rear providing a delightful aspect across the gardens, radiator, fitted carpet and points for TV / Satellite / FM and telephone.

## **BEDROOM THREE**

Full width double bedroom has three double glazed windows to front, radiator, fitted carpet and built in double wardrobe.

## **FAMILY BATHROOM**

Heated towel rail, inset downlighting, air extractor unit, tiled floor and fully tiled walls, modern white

suite comprising panel bath with overhead shower attachment and screen. close coupled WC and pedestal wash basin.

## **SECOND FLOOR LANDING**

Fitted carpet, door to walk in airing cupboard housing hot water cylinder and doors off to both bedrooms.

## **MASTER BEDROOM**

Full width double bedroom has double glazed window to rear with delightful aspect over the gardens, feature high ceiling with access hatch to loft, radiator, fitted carpet, points for TV / telephone and door providing access to the en-suite shower room.

## **EN-SUITE SHOWER ROOM**

High ceiling with inset downlighting, heated towel rail, tiled floor and fully tiled walls, shaver point, white suite comprising full size step in shower cubicle, close coupled WC and pedestal wash basin.

## **BEDROOM TWO**

Full width double bedroom has double glazed window to front, radiator, fitted carpet, feature high ceiling, points for TV / telephone and built in desktop to the window alcove.

## **GARAGE & PARKING**

The property benefits from an oversized single garage with a boarded loft area providing mezzanine storage area. The garage is located in the middle of the block of three by the entrance gates of the development. There is additional parking in front of the garage as well as visitor parking spaces in the front courtyard.

## **GARDEN**

The delightful garden is a genuine feature of the property extending to apx 195ft in length and boasting a sunny southerly aspect. There is an extensive paved sun terrace, ideal for sitting out and entertaining, which stretching the width of the property and accessed via the bi-folding doors from the family room. This in turn leads to the low maintenance landscaped garden area boasting a wealth of specimen trees and shrubs providing colour and definition.

## **ADDITIONAL INFORMATION**

Property is Freehold

Council Tax Band G

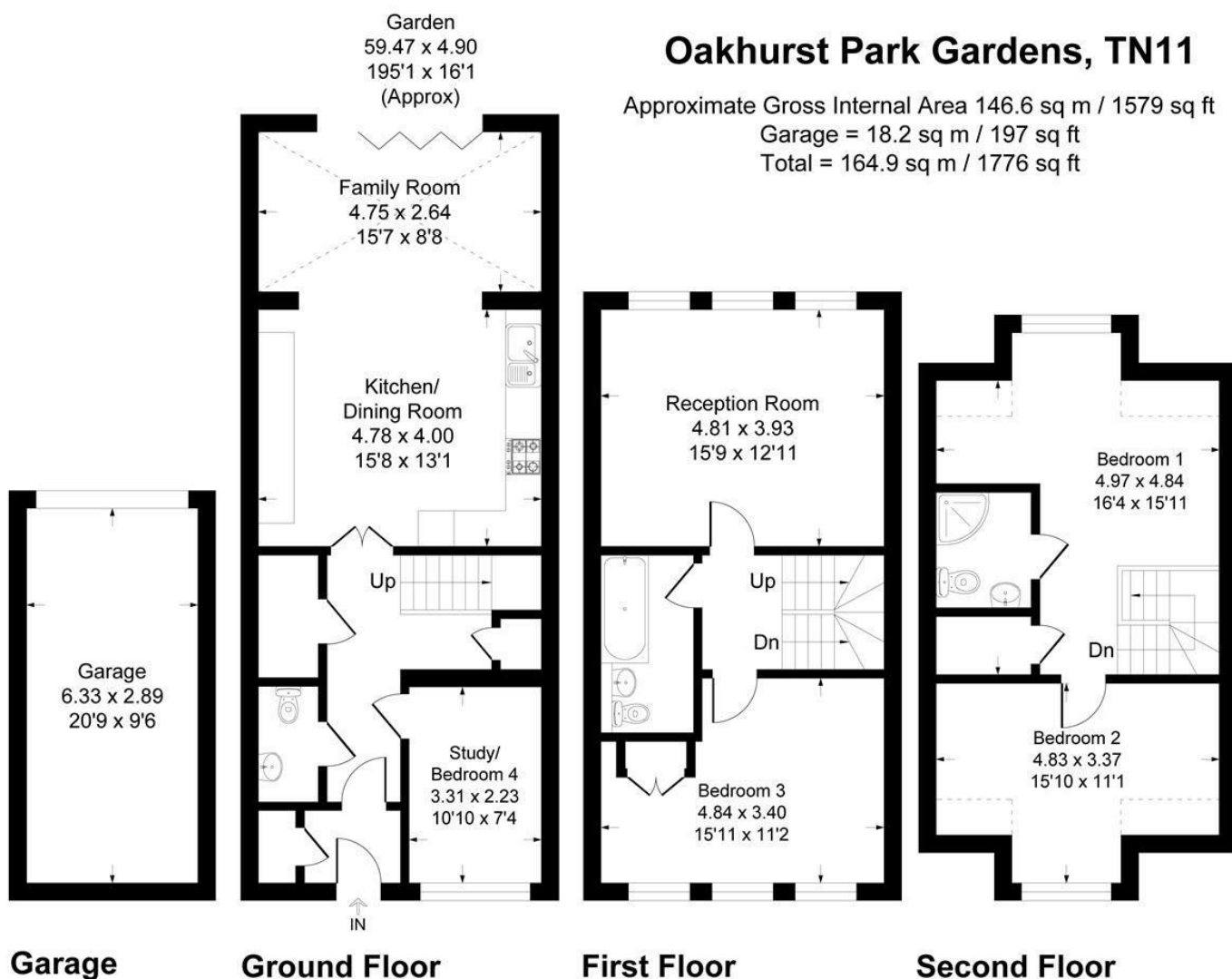
Communal service charge of £300 per half year covers maintenance to all communal grounds and the electric entrance gates.





# Oakhurst Park Gardens, TN11

Approximate Gross Internal Area 146.6 sq m / 1579 sq ft  
 Garage = 18.2 sq m / 197 sq ft  
 Total = 164.9 sq m / 1776 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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