



**£799,000**

Plot 3, High Hilden House, High Hilden Close, Tonbridge, Kent, TN10 3DB

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INTRODUCING Plot 3 at High Hilden House. A stunning 4 bedroom, 3 bathroom, mews house set over three floors in a newly refurbished Edwardian manor house boasting many original features.

## The Property

High Hilden House is a magnificent Edwardian dwelling sympathetically refurbished this year. The property, originally built in 1906, is now reimagined as an exclusive collection of 1, 2, 3 and 4 bedroom houses and apartments. High Hilden house, situated off a private residential road, now benefits from electric gates and a generous communal garden for residents to enjoy.

## Location

Hildenborough itself is a bustling village providing a wide range of local amenities such as a One Stop Shop with post office, medical centre, village hall, church, public house, library, hairdressers, café and a small Marks & Spencer in the BP garage. There is also weekly farmer's market offering over 20 stalls brimming with fresh produce, hand crafted items and more, which has become a popular meeting place for the local community.

Located midway between Tonbridge & Sevenoaks you also have easy access to further excellent range of shops, restaurants and recreational facilities together with renowned schooling on your doorstep.

## Leisure facilities

Tonbridge School Centre Members' Leisure club, which offers superb gym facilities and classes, is in easy walking distance. Also within easy reach, further leisure facilities can be found at Hilden Golf driving range and Nizels Golf and Country Club.

## Schooling

There are a number of primary schools including Stocks Green, Hildenborough and Fosse Bank; the later of which is private. If secondary schools is what you are looking for, there are a selection of highly regarded grammar and private schools in Sevenoaks, Tonbridge & Tunbridge Wells which are all within easy reach of High Hilden House.

## Travel & Commuting

Local bus services run from the end of High Hilden Close into the town and surrounding areas. With excellent road access to the M25 via the A21, approx. 5mins away, as well as excellent rail services from either Hildenborough, Tonbridge or Sevenoaks with fast services to London Charing Cross/Cannon Street with journeys approx. 35-40mins, commuting from High Hilden House couldn't be easier.

## Plot 3, High Hilden House

Located within the ground of High Hilden House, Plot 3 is a 1,631sqft three storey mews house benefitting from its own private garden. The main entrance to this property is accessed via the main building but is offered to the market as a freehold property.

## GROUND FLOOR

Large and spacious entrance hall benefiting from two storage cupboards, doors leading to the open plan kitchen/dining/living room and downstairs cloakroom. Oak engineered flooring and stairs leading to lower ground floor and first floor.

## Kitchen Area

11'1" x 6'11" (3.38 x 2.12)

with a contemporary designed fitted matt light grey kitchen units with handle less wall and base units. Bosch and Zanussi integrated appliances including fridge/ freezer, dishwasher, oven and combination oven/microwave, induction hob and extractor hood, perfectly finished with Quartz worktops and inset stainless steel sink. Small utility/pantry off kitchen area.

## Living/Dining

18'6" x 13'3" (5.66 x 4.04)

Spacious open plan living space with oak engineered flooring throughout and door access to private rear garden.

## Utility Room

4'9" x 4'8" (1.46 x 1.44)

Range of wall and base units with space and plumbing for for washing machine/tumble dryer. Oak engineered flooring

## Lower ground floor

Stairs leading down to lower ground floor with access to bedroom 3 and 4, family bathroom, and additional utility room.

## Bedroom 3

13'3" x 10'9" (4.05 x 3.29)

Rear aspect double bedroom. 100% wool carpet flooring

## Bedroom 4 with En-suite shower room

10'9" x 9'3" (3.29 x 2.84)

Rear aspect double bedroom with access to rear garden and en-suite shower room. 100% wool carpet flooring.

## En-suite shower room

8'5" x 4'9" (2.59 x 1.46)

Contemporary white suite by Duravit, comprising sink, separate shower, WC. Karaben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting.

## Utility Room

10'9" x 6'0" (3.28 x 1.83)

Range of wall and base units with space and plumbing for for washing machine/tumble dryer. Oak engineered flooring

## Bathroom

10'1" x 6'6" (3.09 x 2)

Contemporary white suite by Duravit, comprising sink, WC. Karaben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting.

## FIRST FLOOR

Spacious landing with store cupboard and access to 2 bedrooms and family bathroom.

## Bedroom 1

13'7" x 11'9" (4.15 x 3.60)

Side aspect double bedroom. 100% carpet flooring

## Bedroom 2

12'10" x 8'11" (3.93 x 2.74)

Rear aspect double bedroom. 100% wool carpet flooring.

## Family bathroom

12'2" x 6'7" (3.71 x 2.01)

Rear aspect contemporary white suite by Duravit, comprising sink, WC, bath, Karaben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting.

## Garden

Private rear garden accessed from ground and lower ground floors

## Parking

2 allocated parking spaces

## Additional features

Large stunning entrance lobby to building

- Lift access to all floors

- 125 year lease terms for all apartments

- Professional Consultant Certificate Warranty

- Management fees to be confirmed

## Disclaimer

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