

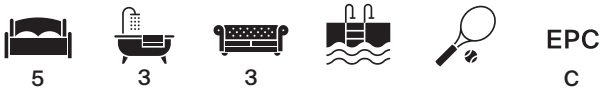
Mill Lane, Hildenborough





A large family home offering delightful indoor and outdoor living and entertainment areas

Ideally located for local amenities, schools and transport links.



Tenure: Freehold

Local authority: Tonbridge & Malling Council

Council tax band: G







Ground Floor

The house is approached by a driveway and 5 bar electric gate. There is ample parking to the front of the house with a separate double garage. The house sits back from the road on a south-facing plot providing excellent light for the house, the swimming pool and the tennis court. The gardens and perimeter are securely enclosed for pets and children.

Access to the house comes through either the formal entrance hallway in the middle of the house or a secondary entrance right into the kitchen/breakfast room.

The house benefits from two staircases, a main staircase off the entrance hallway and a secondary running up through the lofted library (well-lit with large Velux windows).

The western side of the house provides excellent living space; with a formal sitting room (with large fireplace) and adjoining conservatory with fitted reverse cycle air conditioning/heating. A family room and dining room (with double doors access out to the south facing garden) lead through to the butler's pantry, which is fitted out for preparing and serving food and drinks (with an additional oven, sink, dishwasher, and space for a large fridge/freezer) which then links to the kitchen.

On the eastern side of the house the current owners have extended and created a magnificent tri-aspect kitchen/breakfast room and living area with access out to the garden on both the south and eastern sides. There is an adjoining laundry room (with secret door) and a large walk in pantry. The room is heated with underfloor heating and is fitted with a Rencraft kitchen with bookshelves, a large island, a range cooker, double belfast sink and storage options. A new walnut wooden floor leads through the butler's pantry into the dining room.







First Floor

On the first floor a long landing links two excellent bedrooms at either end of the house; a master at the western end (with a walk in closet, air conditioning and en suite facilities) and a double aspect guest room at the other end with far reaching views over the adjacent countryside). A bedroom (with air conditioning) with en suite shower room and ample storage with two additional bedrooms which share a family bathroom.

All the bedrooms enjoy views out over the garden or over the surrounding countryside.

The plumbing has been updated by the owners and two separate hot water tanks feed the house and the master bedroom. The house benefits from ample storage and potential (subject to the appropriate updated consents) to extend and adapt the first floor area. In the garden a shed and wood store then are located alongside the garage, with an additional shed providing storage space for gardening and mowing equipment.



External

There is a large south-facing garden with a central kidney-shaped heated swimming pool with a surrounding paved floodlit terrace. Further into the garden is located a floodlit tennis court whilst an additional plot (approximately 0.6 of an acre) is currently set as a wild flower meadow.

The garden is filled with established trees and shrubs and the house has an excellent Wisteria. There is access from the house onto local footpaths providing excellent dog walking facilities whilst the location is well placed for local amenities, schools and transport links. The house is within an easy walk of Hildenborough Station with its fast and direct connections to London Bridge and Charing Cross.

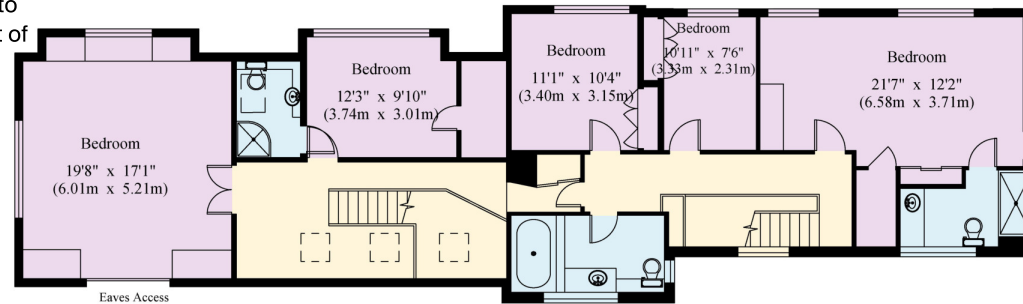




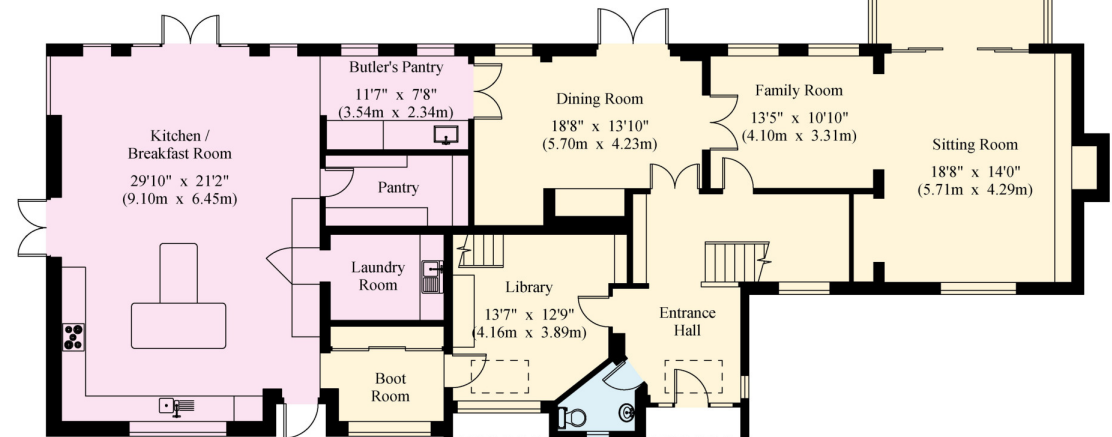


Approximate Gross Internal Floor Area 374.3 sq m / 4028 sq ft

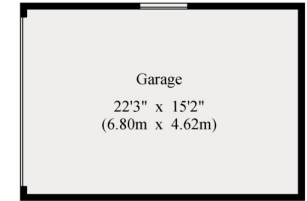
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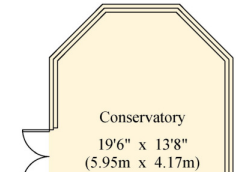
First Floor



Ground Floor



Garage
22'3" x 15'2"
(6.80m x 4.62m)



Conservatory
19'6" x 13'8"
(5.95m x 4.17m)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs and videos dated January 2023.

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