

# Bluebell House

Bank Lane, Hildenborough







Bluebell House is an impressive family home situated within close proximity to Hildenborough and Sevenoaks. The property enjoys a semi-rural location set within attractive gardens and grounds extending to almost two acres.

Tonbridge 3.8 miles. A21 (Morleys roundabout) 0.7 miles. Sevenoaks 3 miles.

(All distances are approximate).



### Summary of accommodation

#### Main House

**Ground Floor:** Two Sitting rooms | Kitchen/breakfast room | Snug | Study | Utility | WC

**First Floor:** Principal bedroom with separate dressing room and en suite shower room | Bedroom with separate shower room | Three further bedrooms | Family bathroom


#### Garden and Grounds


Parking | Double garage | Stables





## Situation


Times and distances are approximate.


 The area benefits from excellent schools including many highly rated primary and secondary schools including Sevenoaks School, Tonbridge School, The Judd School, Skinners, Tunbridge Wells Boys Grammar School (with campuses in both Tunbridge Wells and Sevenoaks), Walthamstow Hall School for Girls, Sevenoaks Prep School and The New Beacon as well as many others.

 Hildenborough station is 1.9 miles away and provides access into London, calling at London Bridge (from 31 minutes) and Charing Cross (from 41 minutes).

 The A21 at Morleys roundabout (0.7 miles) gives access to the M25, Channel Tunnel terminus and ports, Gatwick, Heathrow and Stansted airports.

 Sevenoaks offers a range of independent and high street shops, numerous cafes and restaurants, the Stag cinema/theatre, M&S food store and Waitrose supermarket.

 The house is ideally set for the Kent Downs and High Weald Areas of outstanding natural beauty and benefits from excellent access to the surrounding countryside.

 Leisure facilities include Nizels golf and country club in Hildenborough, while in Sevenoaks there are numerous sports clubs, a leisure centre and golf at Wildernesse and Knole Park.







## The Property

The property is an impressive detached five bedroom family home enjoying a semi-rural location within close proximity of both Hildenborough and Sevenoaks. The property was completed in 2019 to an extremely high standard and is beautifully presented throughout combining open-plan living spaces with more formal entertaining areas ideal for modern family living.

A particular feature of the property is the contemporary bespoke kitchen by Tom Howley which along with the adjoining dining area and family snug forms the heart of this superb family home. To the first floor are five excellent double bedrooms served by two well-appointed en suites and a family bathroom.

Also of note are the attractive gardens, stabling and paddocks which extend to almost two acres.







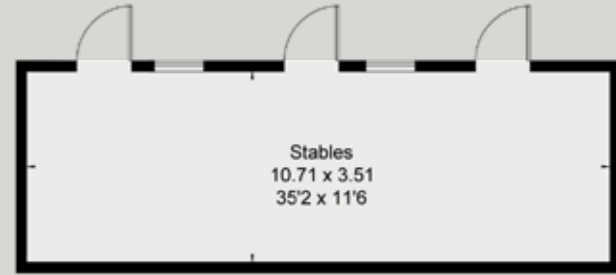
## FLOORPLAN

Approximate Gross Internal Floor Area

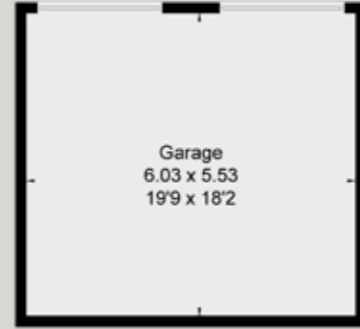
House: 282.6 sq m / 3,042 sq ft

Outbuilding: 37.4 sq m / 402 sq ft

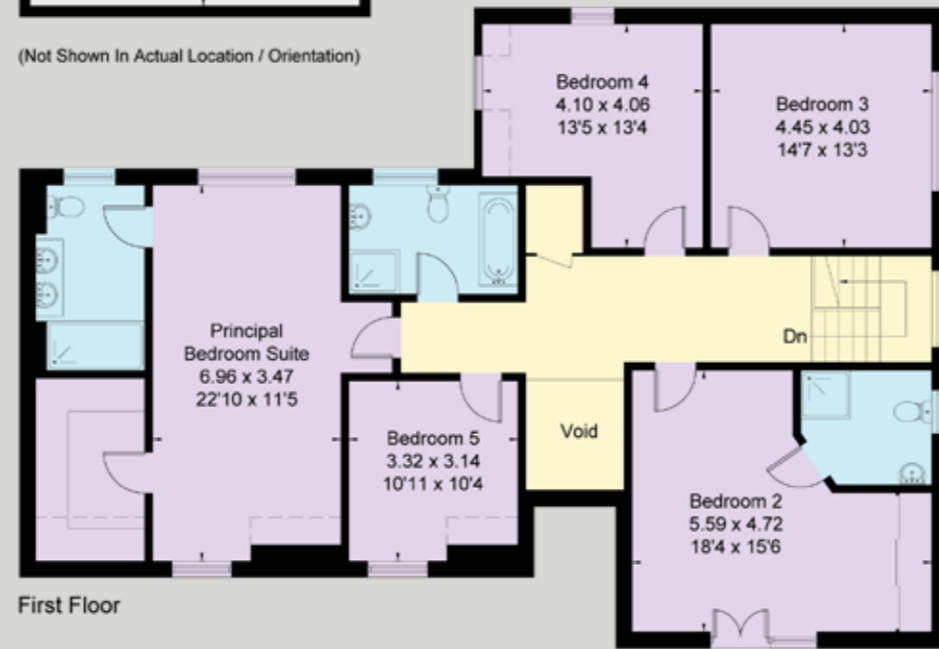
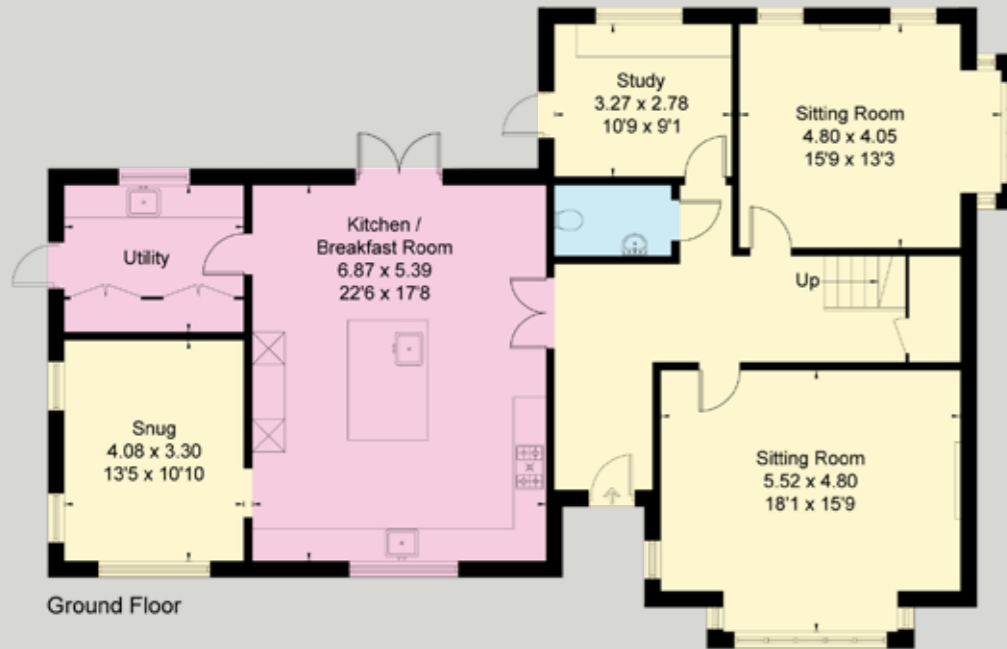
Total: 353.6 sq m / 3,806 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



## PROPERTY INFORMATION

### Property Information

**Tenure:**

Freehold.

**Council Tax:**

Band H

**Local Authority:**

Sevenoaks District Council

**EPC:**

B

**Services:**

Mains water and electricity. Ground source heat pump and LPG gas. Private drainage.

**Directions:**

From the A21 take the Weald/Sevenoaks/Hildenborough roundabout onto the B245, proceed toward Hildenborough and after approx. 0.6 miles turn left onto Bank Lane. Continue for approx. 0.2 miles and Bluebell House can be found on the right.

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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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 October 2024. Photographs and videos dated August 2024.

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