



MONKTON

HILDENBOROUGH, TN11



A STYLISH DETACHED HOME EXTENDING TO 3,641 SQ FT

Enhanced by a contemporary extension and set in 3/4 acre of beautifully landscaped gardens, Monkton backs onto open fields and is situated down a peaceful country lane.

			EPC
5	3	3	TBC
			

Local Authority: Tonbridge & Malling Borough Council

Council Tax band: F

Tenure: Freehold



ACCOMMODATION

The welcoming and spacious entrance hall has a large picture window at the far end framing charming views of the garden. To the left, the drawing room enjoys a bay window to the front and French doors opening onto the terrace and garden at the rear. An elegant stone mantelpiece with working fire provides a focal point to this lovely reception space.

The kitchen/dining room is fitted with a comprehensive range of units and a large central island topped with quartz surfaces. Siemens appliances and a Quooker tap complement the design, while bi-fold doors open directly to the garden. Adjoining the kitchen is a utility room with space for laundry appliances, a separate boot room and a door through to the integral garage. A ground-floor shower room is conveniently located nearby.











ACCOMMODATION & GARDEN

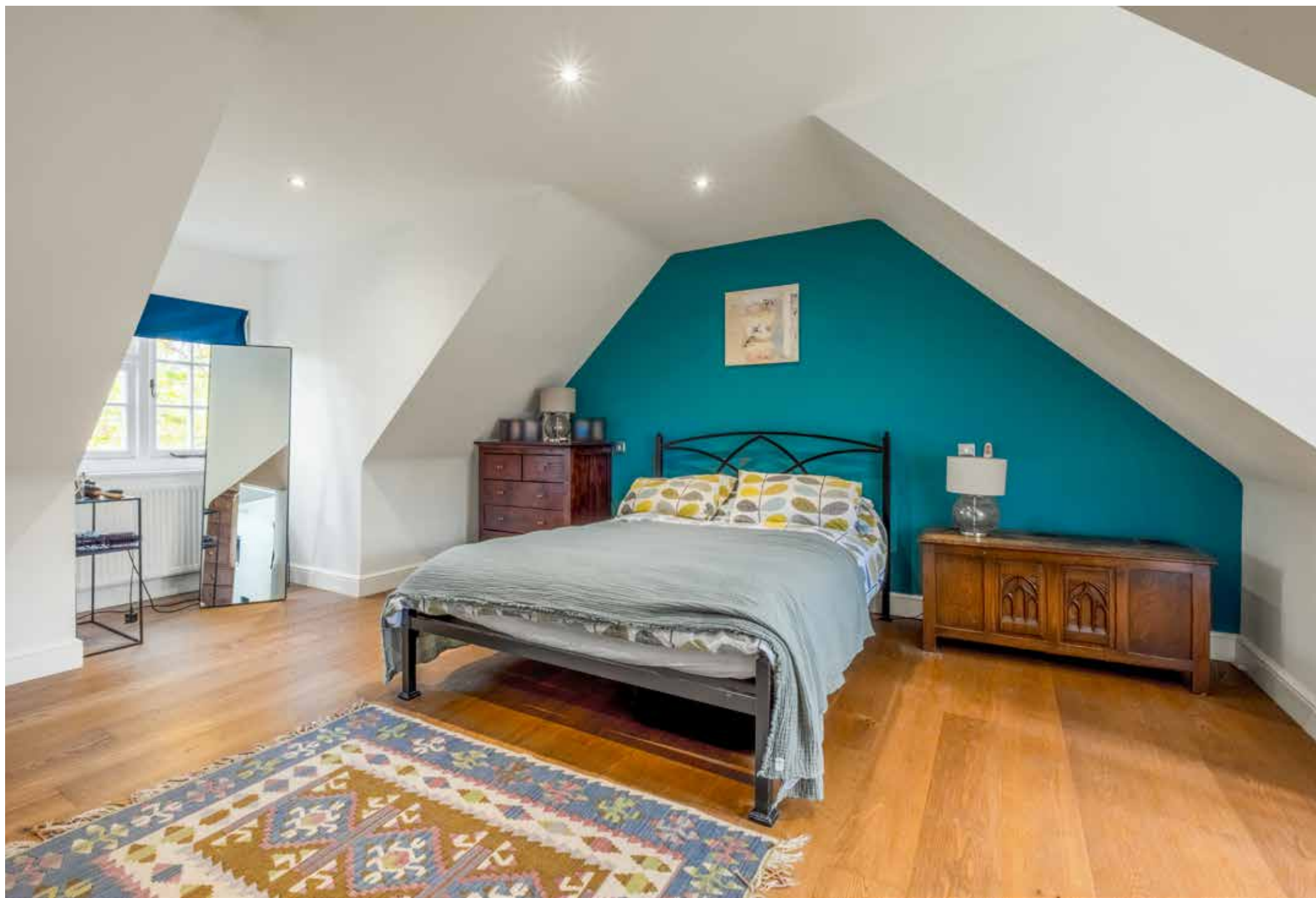
On the first floor there are four good-size double bedrooms and a family bathroom. The principal suite occupies the entire second floor, offering a peaceful retreat with a spacious double bedroom, dressing room and en suite shower room.

Approached via a five-bar gate over a gravelled driveway bordered by lawns, spring bulbs, rhododendron and mature trees. The delightful rear garden has a level lawn framed by mature shrubs and well planted borders. Towards the rear, the garden transitions into a more natural area with fruit trees and open countryside beyond, all set within approximately 0.75 acres.

Hildenborough station has direct trains to London Bridge (30 mins), Cannon Street and Charing Cross. The A21 provides access to the M25.

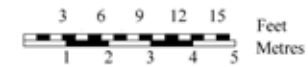
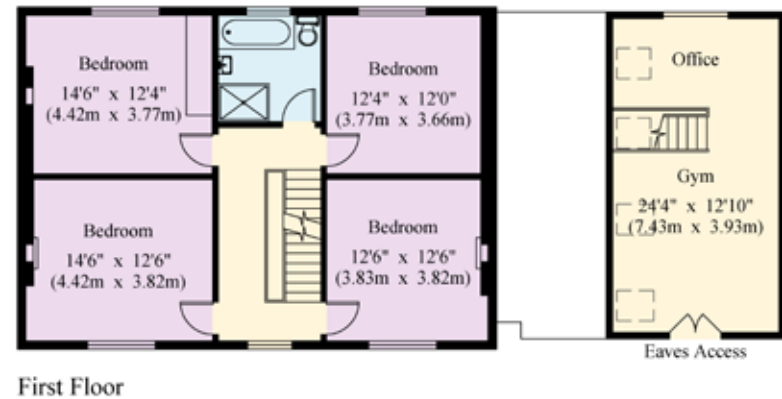
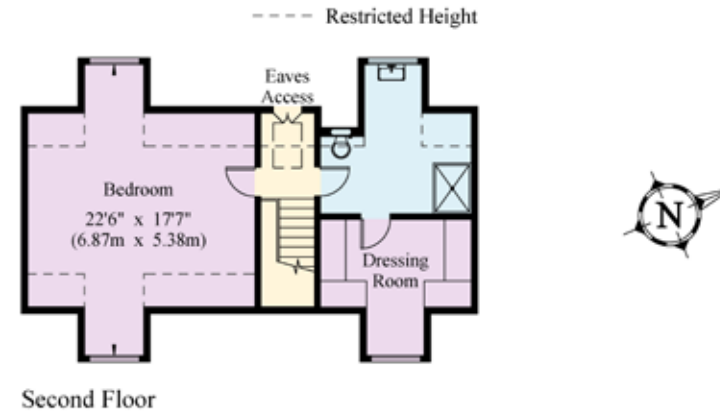
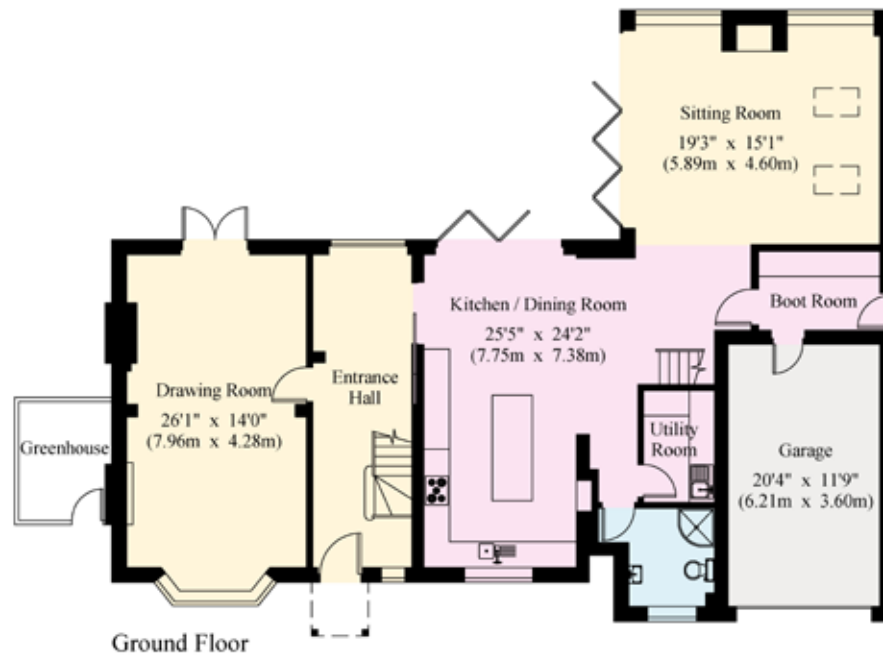
Tonbridge School (3 miles) and Sevenoaks School (4.5 miles) are both an easy commute. Other options include Walthamstow Hall in Sevenoaks and grammar schools in Tonbridge and Tunbridge Wells. Prep schools locally include The schools at Sommerhill, Hilden Grange, Sevenoaks Prep School and The New Beacon.





Monkton

Gross Internal Area : 338.3 sq.m (3641 sq.ft.)
(Including Garage)



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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.

(Including Garage)
Approximate Gross Internal Area = 338.3 sq m / 3641 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. (ID767266)



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