

11 Stocks Close, Hildenborough





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Contemporary Barn Style 3-Bed Home

Accommodation Summary

- Exclusive gated development
 - Mid terrace
 - 3 bedrooms, 1 en-suite
- Open plan kitchen/living/dining room
 - Front and rear gardens
 - Communal garden area with pond
- Two allocated parking spaces and additional visitor parking
- Remainder of 10-year Premier Warranty
- 0.5 Miles from Hildenborough Station



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Enjoying a peaceful semi-rural spot with open farmland and lush golf fairways on its doorstep this home's tranquil location offers the best of both worlds. You can enjoy a relaxed family life, whilst benefitting from excellent schools and superb transport links a short walk away.

Set in an exclusive gated development and approached through the pretty front garden it is deceptively spacious, light and airy with a wonderful contemporary feel.

With its smart timber clad exterior and unique windows, this barn inspired home cleverly mixes traditional elements with added modern touches.

The part glazed entrance door welcomes you into a wide hallway, its oak flooring seamlessly linking it with the rest of the ground floor.

On your left is the heart of the home, the incredible open plan sitting/dining room that stretches the length of the house into the kitchen at the rear. Natural light streams in through the glazed doors and skylights at either end of the impressive room which has separate zones for relaxing, dining and entertaining in.

The kitchen at the rear delivers wonderful cooking facilities with an abundance of cream cabinets topped with black granite worktops. It has space under the counter for a washing machine and an integrated oven, dishwasher and fridge/freezer. With a part glazed door opening out onto the pretty rear garden and a large cloakroom behind it is a perfect family space.

Climbing the carpeted stairs to the first floor you reach two good sized bedrooms and a modern family bathroom.

A further flight of stairs takes you up to the third bedroom which is dappled with light from its dual aspect windows. It has an open recess and eaves storage while a modern en-suite adds to the feeling of luxury that the room certainly delivers on.

Outside at the rear is a private garden laid mainly to lawn with a stone paved terrace ideal for lazy summer afternoon BBQs, but that is not all. Behind the parking space you have the added benefit of a picturesque communal garden area whose pond and weeping willow make its grassy space an idyllic retreat.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, this traditional barn with a modern twist is the perfect home for families with professional needs.





Covered part glazed entrance door, which opens to:

Entrance Hallway with oak flooring, radiator and doors to:

Dining/Sitting Room: 29'1 x 11'3' front aspect double glazed doors opening onto front garden terrace with front aspect high thin windows either side, ceiling skylight, oak flooring, under stairs storage cupboard and radiators.

Kitchen: 11'8 x 10'10' rear aspect double glazed window beside rear aspect part glazed door onto rear garden terrace, ceiling skylight, range of cream eye and base level units topped with black granite worktops, integrated AEG electric oven, four ring gas hob, stainless steel extractor fan, 1 ½ bowl sink with drainer and mixer tap over, space and plumbing for washing machine, integrated slimline Hotpoint dishwasher, integrated Baumatic fridge/freezer, wall hung Potterton boiler concealed in wall unit, tiled flooring and radiator.

Cloakroom: wall hung wash hand basin with mixer tap over, low level WC, part tiled walls, tiled flooring and heated towel rail.

Stairs leading up to the first floor with front aspect window, radiator and doors to:

Bathroom: rear aspect double glazed window, panel enclosed bath with mixer tap over and hand-held shower attachment, walk in shower cubicle with wall mounted electric Mira shower, pedestal wash basin

with mixer tap over, low level WC, heated towel rail, part tiled walls and tiled flooring.

Bedroom three: 8'4' x 7'10' rear aspect double glazed windows and radiator.

Bedroom two: 9'11' x 8'5' front aspect double glazed windows and radiator.

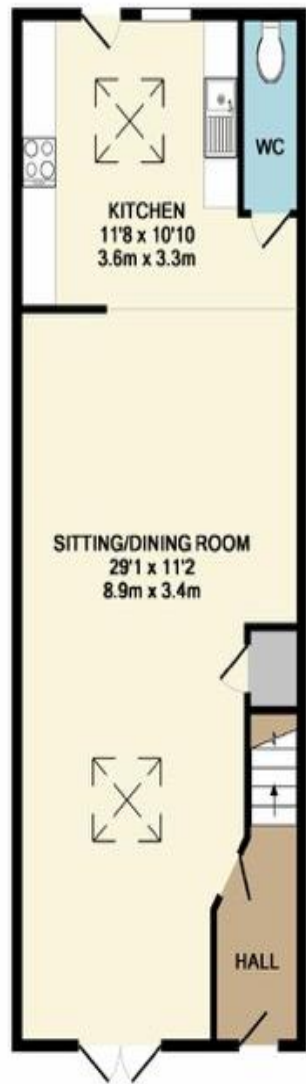
Second floor landing has loft access and door to:

Master Bedroom: 11'4 x 8'10' front and rear aspect double glazed windows, open recess, eaves storage and radiators.

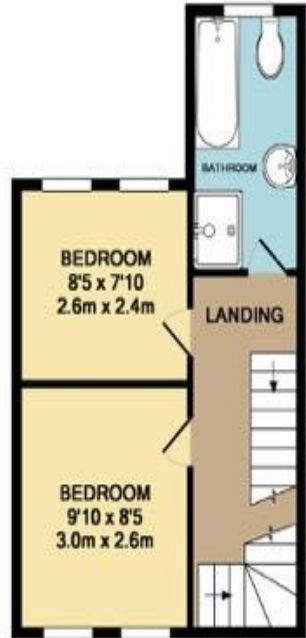
En-suite: part tiled walls, tiled flooring, walk in shower cubicle with wall mounted shower, pedestal wash basin with mixer tap over, low level WC, heated towel rail and extractor fan.

Outside: the house is accessed via a graveled pedestrian pathway set back from the road by hedging. An herbaceous border fronts the private front garden which is laid to lawn to the side in front of a stone paved terrace with a stone paved pathway leading up to the front door. The rear private enclosed garden is laid mostly to lawn with a stone paved terrace at the rear of the kitchen with raised flower beds either side of a wooden trellis arch trailing with flowers. There is close boarded fencing on all sides and a shed at the rear. The development itself is accessed via electronic wooden gates that lead to a graveled communal parking area with two allocated





GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ. FT.
(52.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 281 SQ. FT.
(26.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 232 SQ. FT.
(21.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



parking spaces and additional visitor parking. Behind the parking area is a grass communal garden space with a pond and mature shrubs and trees.

General:
 Tenure: Freehold
 Local authority: Tonbridge & Malling Borough Council
 Communal Area Maintenance: £50 pcm
 Council tax: Band E (£2,031)
 EPC: B (83)



AREA INFORMATION: Hildenborough is an idyllic rural village that lies 2 miles north west of Tonbridge and 5 miles south east of Sevenoaks. It stands in the River Medway valley, near the North Downs, in an area known as The Weald. It benefits from a highly regarded Primary School, Church, Village Hall, library, popular pubs and restaurants and even a nearby café owned by Dame Kelly Holmes. The village enjoys a pretty tranquil setting amongst open countryside and delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, the property itself sits opposite the fairways of the Hilden Golf and Leisure Club and the Tonbridge School gym, with its impressive facilities and indoor swimming pool, are a short drive away. There is also the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Apart from Stocks Green Primary School there are other highly regarded primary schools in the area such as Hildenborough Church of England and St Margaret Clitherow Catholic. There are also independent prep schools in Hildenborough: Fosse Bank; in Tonbridge: The Schools at Somerhill, Hilden Oaks and Hilden Grange and in Sevenoaks: Sevenoaks Preparatory School and the New Beacon. The highly sought after secondary level Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge and Sevenoaks Schools are within easy reach as are Sackville and Walthamstow Hall. Hildenborough Station is on the South Eastern Main Line and has fast and frequent services into London Charing Cross in 44 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.

