

# Inglenook Cottage, Hildenborough







# Inglenook Cottage, 36 Leigh Road, Hildenborough TN11 9AB

*Pretty Grade II Listed 2-Bedroom Cottage*

## **Accommodation Summary**

- 16th Century period features
  - Semi-detached cottage
  - 2 double bedrooms
- Country kitchen/dining room
  - Sitting room
  - Utility/lobby
  - Shower room
  - Bathroom
  - Patio garden
- Off street parking



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A charming exterior of hung tiles, painted brick work and a timber casement window give a flavour of the period detail lying beyond its front door. You have the best of both worlds, however, as the current owner has sympathetically restored and modernised the interior creating a welcoming home.

A wooden five bar gate fronts the home's generous off street graveled parking area framed with plants which itself leads you towards the house's entrance at the rear.

Deceptively spacious you enter into a lobby area that doubles as a utility space with room for coats and muddy boots. On your left is a useful shower room.

Next door is the wonderfully bright kitchen/dining room whose internal window borrows light from the lobby's Velux ceiling windows. There are plenty of honey coloured units, some glazed, that are separated by integrated appliances such as a Neff dishwasher and ample space for a table and chairs.

At the front is the living room which is cosy and welcoming with plenty of room for a large sofa to curl up in front of its impressive inglenook fireplace in the colder months.

The staircase leads you up to the first floor's double bedroom which is a romantic space with a period fireplace and exposed beams.

Next door, is a charming family bathroom with panel enclosed bath set under its window letting you gaze at the stars as you bathe.

The second floor has a further delightful double bedroom which is flooded with light from its casement window.

Outside there is a charming rear patio garden well stocked with colorful and interesting plants and plenty of space for alfresco dining.

Inglenook Cottage is a quintessentially English home brimming with character and period features in a central village setting with the village's popular primary school on its doorstep. A must see!







Part glazed entrance door which opens to:

**Lobby/Utility:** 11'3 x 7'3 with vaulted ceiling with two Velux windows, stone flooring, worktop with space and plumbing under and the side for utility machines.

**Shower room:** walk in tiled shower cubicle with Triton electric wall mounted shower, low level WC, wash hand basin, heated towel rail, tiled flooring and extractor fan.

**Kitchen/Breakfast Room:** 14'7 x 9'4' side and rear aspect windows overlooking the garden and lobby, exposed beams, Cannon gas double oven with 4 ring gas hob, white ceramic sink, integrated slimline Neff dishwasher, fridge/freezer, wine chiller unit, slate flooring and radiator. The kitchen has plenty of worktop space, a good selection of oak eye and base level units, some glazed, with staircase to first floor and door to:

**Living Room:** 13'3 x 11'11' front and side aspect windows overlooking the road and driveway, exposed beams, inglenook fireplace with oak bressumer beam over, quarry tiled hearth and wood burning stove, under stairs storage cupboard housing meters and radiator.

Stairs up to first floor landing and doors to:

**Bedroom 2:** 14' x 11'10' front and side aspect windows, period cast iron fireplace with pine surround and quarry tiled hearth, built in wardrobe and radiator.

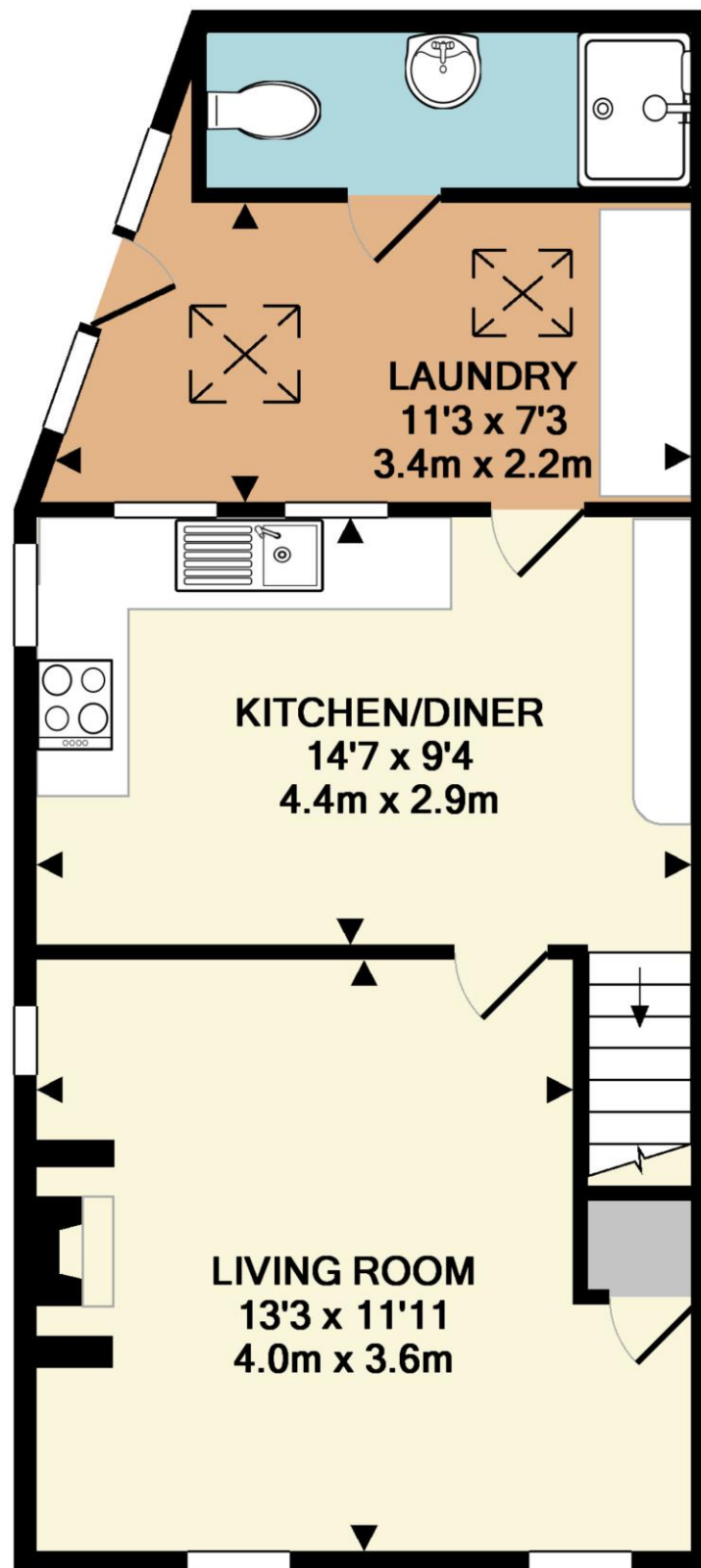
**Bathroom:** 14'6 x 5'6 side aspect window, panel enclosed bath with mixer tap and hand held shower attachment, part tiled walls, pedestal wash hand basin, close coupled WC, exposed beams, eaves storage and separate area housing hot water cylinder with shelving for linen above.

Stairs up to second floor landing with exposed beams and door to:

**Bedroom 1:** 11'11 x 10'2' front aspect window, loft access and radiator.

**Outside:** to the side of the property is a graveled off-street parking space with borders of plants which is enclosed by wooden fencing with trellising and a wooden five bar gate with a separate pedestrian wooden gate to the side giving rear access. At the rear

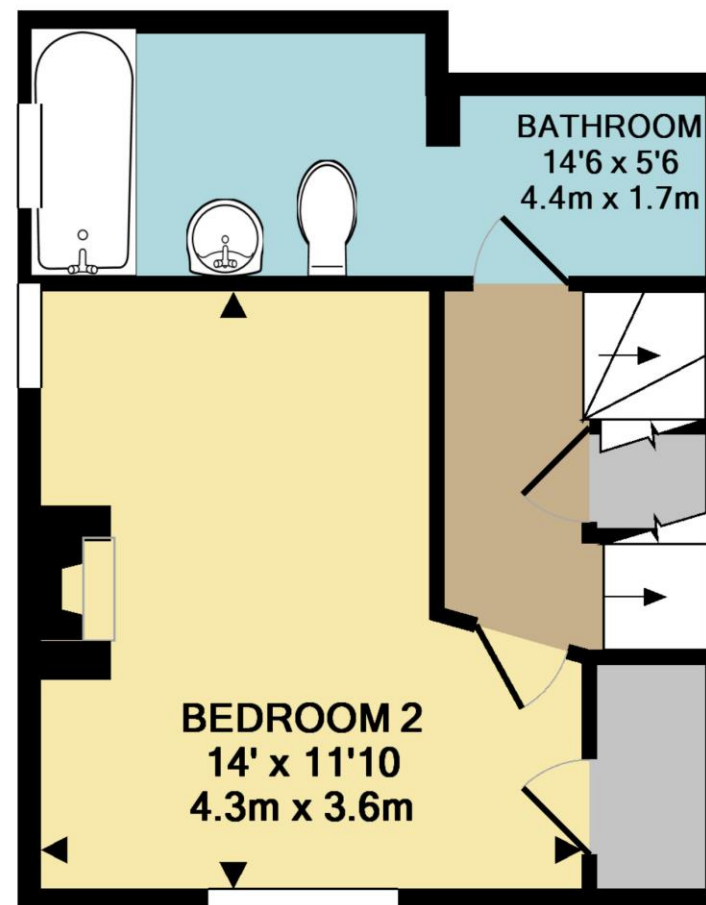




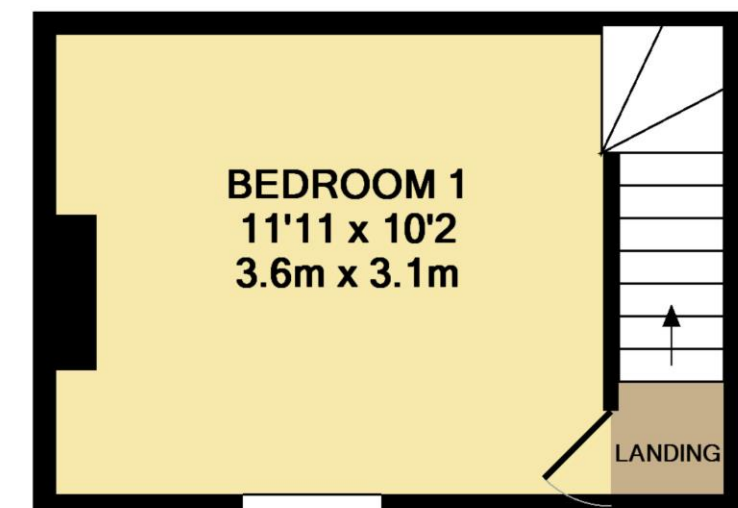
GROUND FLOOR

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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1ST FLOOR



2ND FLOOR





is a patio garden with raised well stocked flower beds, perimeter fencing with trellising and a wooden shed.

**General:**

Tenure: Freehold

Local authority: Tonbridge & Malling Borough Council

Council tax: Band D (£1,661)

EPC: Exempt for listed buildings

**Area Information:** Hildenborough

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, there is 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





