



Custard Cottage, Egg Pie Lane, Hildenborough, Kent, TN11 8PE

£2,500PCM

When experience counts...

est. 1828
bracketts

*** NEW TO THE MARKET *** Bracketts are delighted to offer for let this newly built (approx. 5yrs old) stylish contemporary detached home situated in favoured location of Hildenborough. This stunning property has many features including vaulted ceilings and a wonderful open plan living / dining and kitchen benefiting from underfloor heating throughout the entire cottage. The property internally comprises entrance hall, cloakroom, stunning open plan shaped sitting/kitchen/dining room which offers stunning views as well as bi-folding doors leading onto the patio area to the rear. There are two good sized bedrooms, family bathroom and separate shower room. The property also benefits from outside shed and heating via air source heat pump. There is also a driveway to the front that provides parking for several vehicles. AGENTS NOTE: Previous tenancy library photos used Water rates included Offered Furnished/ Unfurnished Viewings by appointment only Available January

*** NEW TO THE MARKET ***

DETACHED COTTAGE

TWO BEDROOMS

TWO BATHROOMS

MODERN FINISH THROUGHOUT

INTEGRATED WHITE GOODS

OPEN PLAN LIVING DINING

FURNISHED/ UNFURNISHED

WATER RATES INCLUDED

UNDER FLOOR HEATING

AVAILABLE FEBRUARY 2024





LOCATION: HILDENBOROUGH

The historic village of Hildenborough has a good range of day-to-day amenities including a church, village hall, local shopping including a weekly farmers' market, Post Office, library, medical centre, theatre, public houses, restaurants and cafés, recreation ground, golf and country club, driving range and two popular primary schools

The station at Hildenborough is within easy reach and provides access into London (calling at London Bridge (in 31 minutes) and Charing Cross) whilst other nearby stations include Tonbridge station approximately 3 miles away and Sevenoaks is approximately 5 miles away (with trains into London Bridge (24 minutes), Canon Street and Charing Cross).

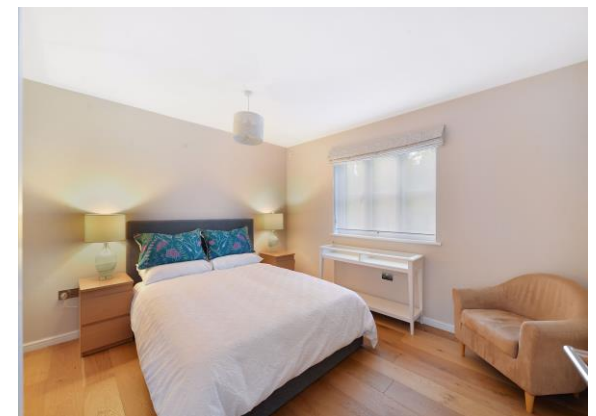
The A21 provides access to the M25 and the UK motorway network including access to the Channel ports, the airports at Gatwick and Heathrow together with excellent access into London.

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

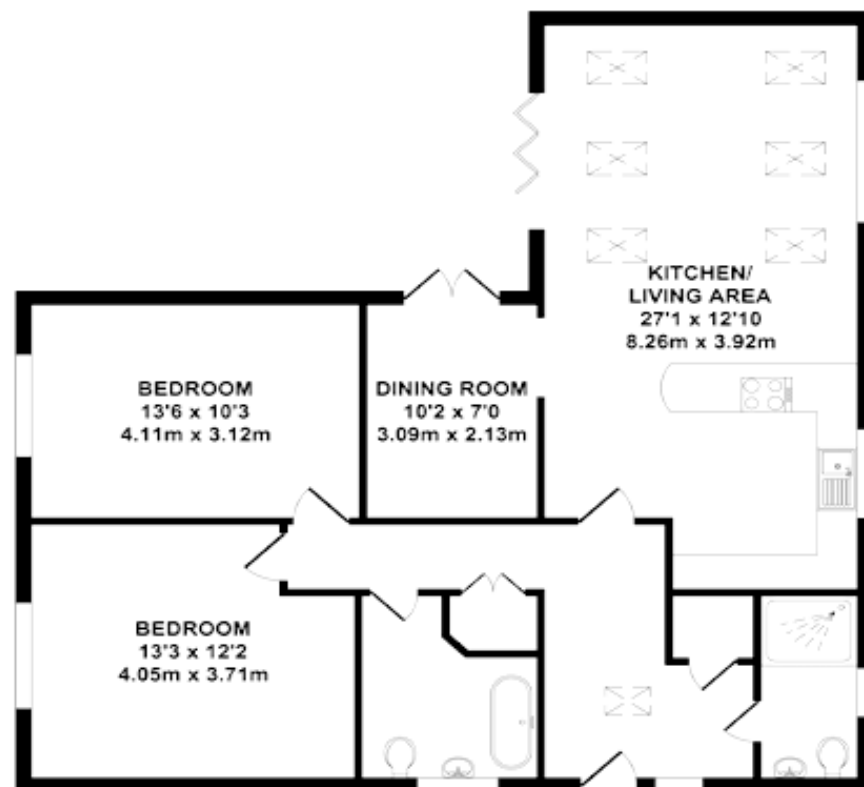
The area benefits from numerous golf courses including nearby Nizels (with Health Club) and the excellent Knole Park and Wildernes (an Open qualifying course) in Sevenoaks and there are many active local cricket, football and rugby clubs. Sevenoaks, Tonbridge and Tunbridge Wells all have a wide range of amenities, shops and restaurants and there are a number of countryside pubs and restaurants.

ADDITIONAL INFORMATION:

Council Tax Band E
Double Glazed Windows



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



APPROX. FLOOR AREA
946 SQ.FT.
(87.84 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.84 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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