



Tonbridge Road, Hildenborough, Kent, TN11 9BS

Guide Price £550,000 - £575,000

When experience counts...

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Offered for sale a beautifully modernised three-bedroom Victorian Cottage set within an exclusive private tucked away position along a private drive serving three unique homes, The Old Coach House is a stunning example of Victorian charm externally blended seamlessly with contemporary interior design. Perfectly positioned on the borders of Hildenborough & Tonbridge, the property offers easy access to Tonbridge town centre, mainline stations, excellent local amenities, and highly regarded schools. Internally a beautifully presented interior that has been thoughtfully modernised throughout. Entrance hall, cloakroom/WC and an open-plan kitchen dining room. A useful utility cupboard provides additional storage and plumbing for a washing machine. To the front, an exceptional sitting room showcases elegant Crittall-style doors, opening directly onto the courtyard and parking area, with an abundant of natural light. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with a en suite shower room. The large family bathroom offers both a bath and a separate shower cubicle. There is a large loft and further scope to extend into subject to necessary planning consents. Externally, The Old Coach House features a private rear garden, patio area, and driveway parking for 2-3 cars. The setting is quiet and exclusive, yet only moments from all the conveniences. Offered with no onward chain we recommend viewing at your earliest convenience. *

AGENTS NOTE: Please note pictures with furniture are CGI images.

Three Bedroom

Period Coach House - End Terrace

Modernised Throughout

Large Sitting Room

Open Plan Kitchen / Dining Room

Cloakroom WC / Utility Storage

Family Bathroom & En Suite
Shower

Rear Garden

Off Street Parking 2-3 Vehicles

No Onward Chain





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

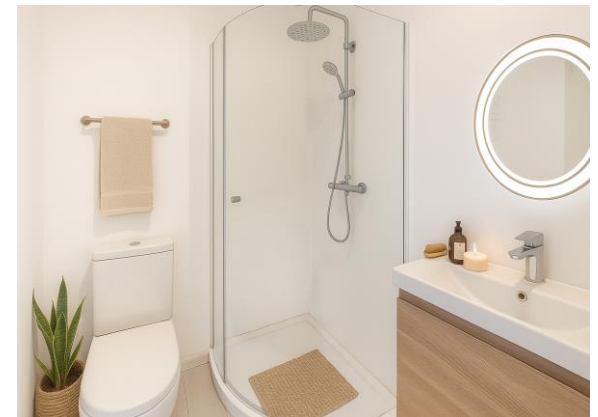
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

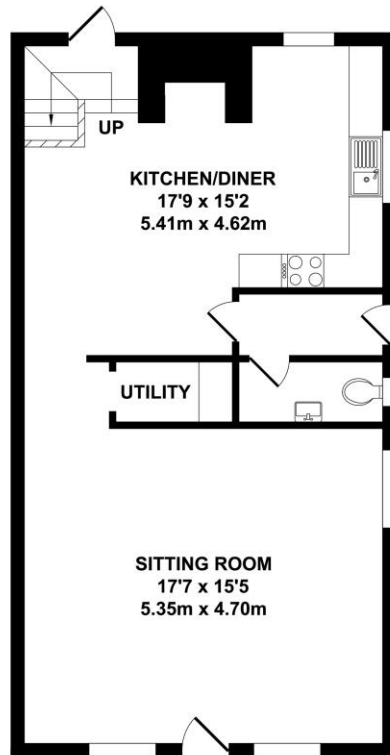
Council Tax Band D

Double Glazed Windows

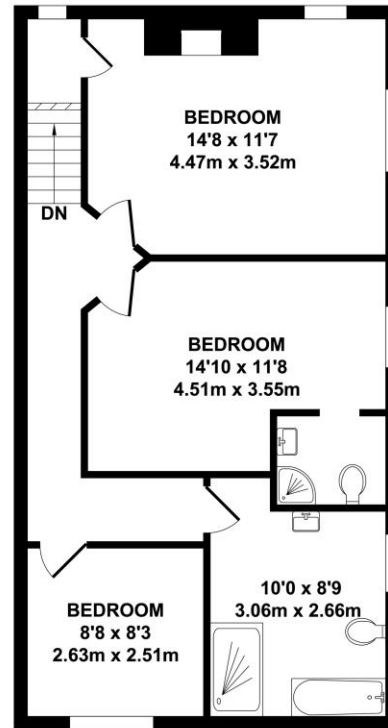
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



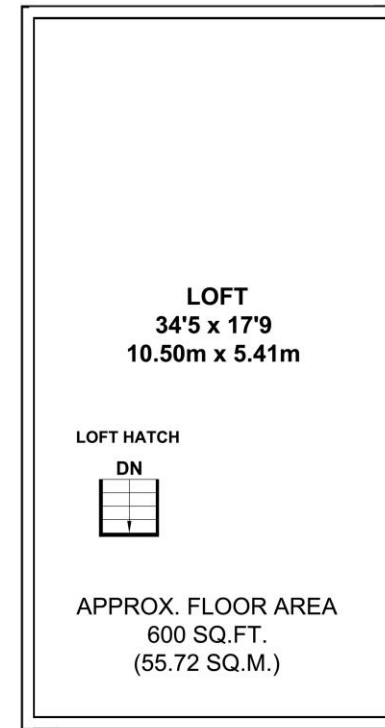
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GROUND FLOOR
APPROX. FLOOR AREA
600 SQ.FT.
(55.72 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
600 SQ.FT.
(55.72 SQ.M.)



TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.44 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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