



The Barn

6 Coldharbour Lane, Hildenborough, Tonbridge

A striking character home with beautifully appointed interiors and original features, in a prime village position close to a variety of amenities

It is the ideal family home, with masses of space and great versatility to the layout. The current owners have created a fantastic design where all of the family have their own areas to relax, while the open-plan reception area and kitchen is perfectly configured for entertaining.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARDEN



GARAGE



FREEHOLD



RESIDENTIAL



3,377 SQ FT



**GUIDE PRICE
£1,695,000**



The property

The house is believed to have 18th-century origins, which can be seen in its attractive timber-framed elevations and internal period features, though it is not listed and as such has been extensively improved and modernised while respecting its original character. Exposed beams, brick detailing and wood doors are balanced by contemporary additions such as beautifully outfitted bathrooms and attractive colour schemes. The house has been refurbished from top to bottom, including new floors, walls, electrics, plumbing, windows and underfloor heating. The open plan kitchen, dining room and family room is a fantastic modern addition with bespoke joinery from local kitchen outfitter, Burnhill Kitchens, polished concrete flooring and a breakfast bar which doubles as a kitchen island. An integral storage bench provides seating for a dining table, situated in front of vast sliding glazed doors which provide excellent natural light. Separate to the open plan living space there is a living room, family room and snug, plus two double bedrooms with access to a shared shower room. Service rooms include a walk-in pantry, utility room, boot room and cloakroom with WC. Upstairs the three further double bedrooms are arranged off a spacious landing: the principal bedroom has an en suite bath/shower room with freestanding bath, while the two other bedrooms share a family bathroom.



Outside

The Barn enjoys a quiet and leafy position on a popular road with well-spaced houses and mature greenery all around. The property sits side on to the road, facing one other house, and is fronted by an expansive lawn bordered by mature shrubs around the property and the boundary. The rear garden is south west-facing and paved in a pleasant Mediterranean style, with a separate area currently used as a children's play area. A private gravel driveway accessible from Coldharbour Lane leads up to a detached single garage, with further off-street parking reached via the shared access road at the front of the house.

Location

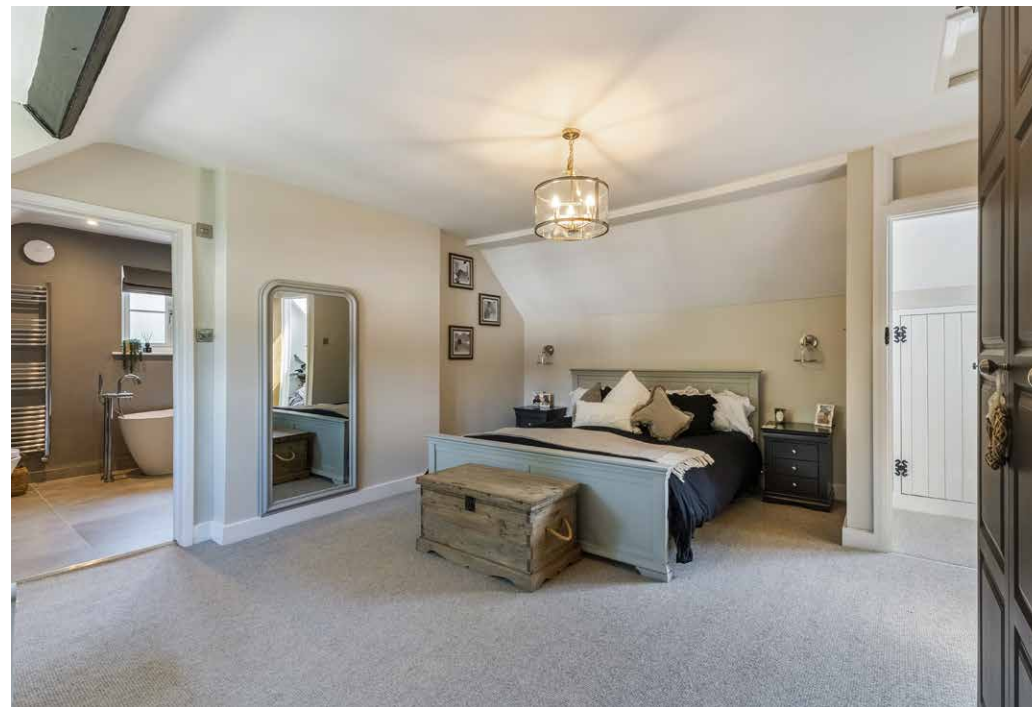
The popular village of Hildenborough is situated in a superb and well-connected position, close to the bustling commuter towns of Tonbridge and Sevenoaks and surrounded by beautiful rolling Kent countryside.

The neighbouring town of Tonbridge has a bustling High Street with a good selection of shops, including a Waitrose, plus several excellent independent cafés and restaurants.

The town also has good leisure facilities, with a swimming pool and leisure centre, and a number of golf courses, including Poulton Wood and Nizels Golf and Country Club.

Hildenborough has a mainline station providing regular commuter services to London Bridge, London Cannon Street, Waterloo East and Charing Cross, with Tonbridge and Sevenoaks providing even more regular services. The M25 is also within easy reach, via the A21.

There is a superb selection of schools in the area, including The Judd boys and Tonbridge girls grammar schools, and the nationally renowned independent Tonbridge School, plus several outstanding-rated primary schools.



Distances

- Tonbridge 2.2 miles
- Sevenoaks 5.1 miles
- Royal Tunbridge Wells 13.9 miles
- Maidstone 15.2 miles

Nearby Stations

- Hildenborough
- Tonbridge
- Sevenoaks
- Leigh

Key Locations

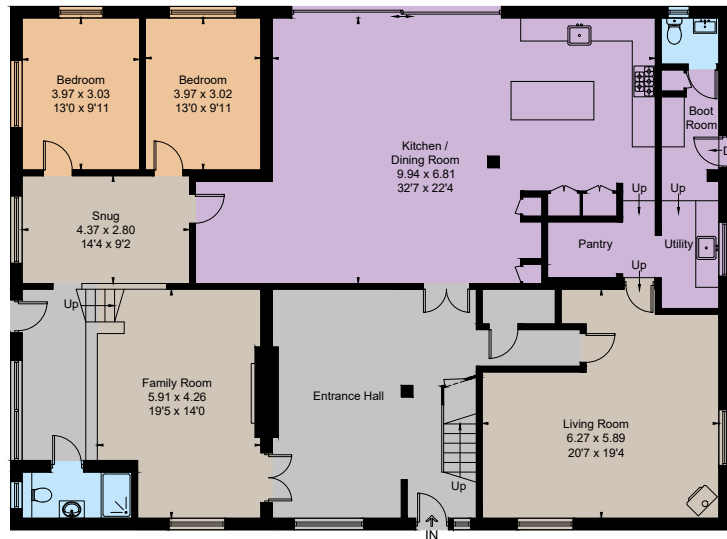
- Hever Castle & Gardens
- Chartwell (home of Winston Churchill)
- Knole Park High Weald National Landscape
- Kent Downs National Landscape
- Royal Tunbridge Wells
- Brands Hatch racing circuit
- Gatwick Airport

Nearby Schools

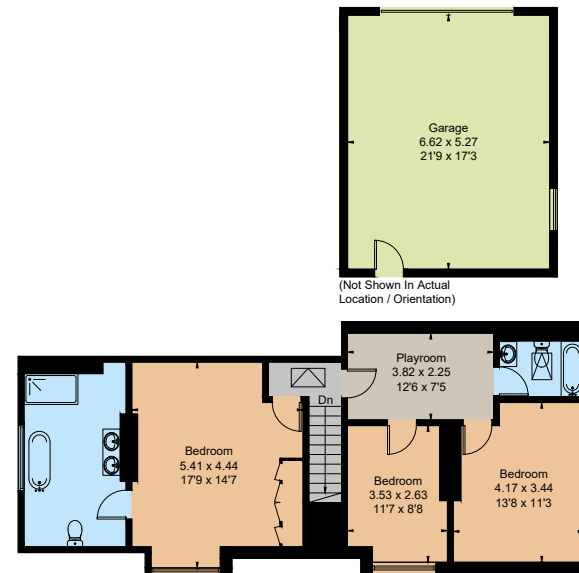
- The Judd School
- Tonbridge Grammar School
- Weald of Kent Grammar School
- The Skinners School (Grammar, Tunbridge Wells)
- Tunbridge Wells Grammar School for Boys
- Tunbridge Wells Girls Grammar School
- Sackville School
- Hildenborough Church of England Primary School
- Stocks Green Primary School
- Leigh Primary School
- St Margaret Clitherow Catholic Primary School
- Long Mead Community Primary School
- Weald Community Primary School
- Hilden Grange School
- Hilden Oaks Preparatory School and Nursery
- Leigh Academy Hugh Christie



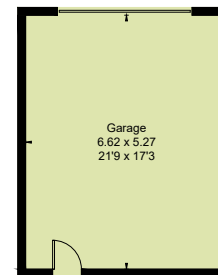
Approximate Floor Area = 313.7 sq m / 3377 sq ft
 Garage = 34.7 sq m / 373 sq ft
 Total = 348.4 sq m / 3750 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96413



Floorplans

Main House internal area 3,377 sq ft (313.7 sq m)

Garage internal area 373 sq ft (34.7 sq m)

For identification purposes only.

Directions

TN11 9JT

what3words: ///shower.palms.costs

This brings you to the front entrance.

General

Local Authority: Tonbridge & Malling Borough Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: All mains services including gas

Council Tax: G

EPC Rating: C

Sevenoaks

15 Bank Street, Sevenoaks, TN13 1UW

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For the finer things in property.



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