



Redwood, Riding Lane, Hildenborough, Tonbridge

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BNP PARIBAS GROUP

Redwood Riding Lane Hildenborough Tonbridge Kent TN11 9LR

A detached 3-4 bedroom bungalow located on a sought-after lane on the fringes of an exclusive village, close to local amenities

Hildenborough 1 mile, Hildenborough station 2.2 miles (London Charing Cross 37 minutes, London Cannon Street 40 minutes), A21 (Sevenoaks Bypass) 3.4 miles, Tonbridge 3.5 miles, Sevenoaks 5.6 miles, M25 (Jct. 5) 7.6 miles, London Gatwick Airport 29.7 miles, central London 33.4 miles

Reception hall | Sitting room | Dining room
Conservatory | Kitchen/breakfast room
Cloakroom | 3 Bedrooms | Study/bedroom 4
Family bathroom | Family shower room | Garden
Double garage | About 0.4 acres | EPC rating C

The property

Redwood is an attractive red brick family home offering light-filled accommodation arranged over a single floor. Configured to provide an ideal family and entertaining space and featuring a wealth of wooden flooring throughout, the accommodation flows from a welcoming reception hall with a useful cloakroom. It includes a large sitting room with feature fireplace and double-glazed doors to a generous 20 ft. conservatory with French doors to the terrace, and a well-proportioned dining room with French doors to the terrace. The spacious kitchen/breakfast room has a range of contemporary high-gloss wall and base units including a breakfast bar, complementary worktops and modern integrated appliances.

The bedroom wing provides a generous principal bedroom, two further well-proportioned bedrooms, all three with built

in storage, an additional bedroom currently used as a study, a modern family bathroom and contemporary family shower room with a door to the integral double garage.

Outside

Having plenty of kerb appeal, the property is approached over a bonded driveway with turning circle providing private parking and giving access to the integral double garage which benefits from a useful sink and a door to the garden. The well-maintained garden surrounding the property is laid mainly to level lawn interspersed with mature flowerbeds and bordered by mature shrubs and trees and features a spacious paved terrace, ideal for entertaining and al fresco dining, the whole surrounded by beautiful countryside.

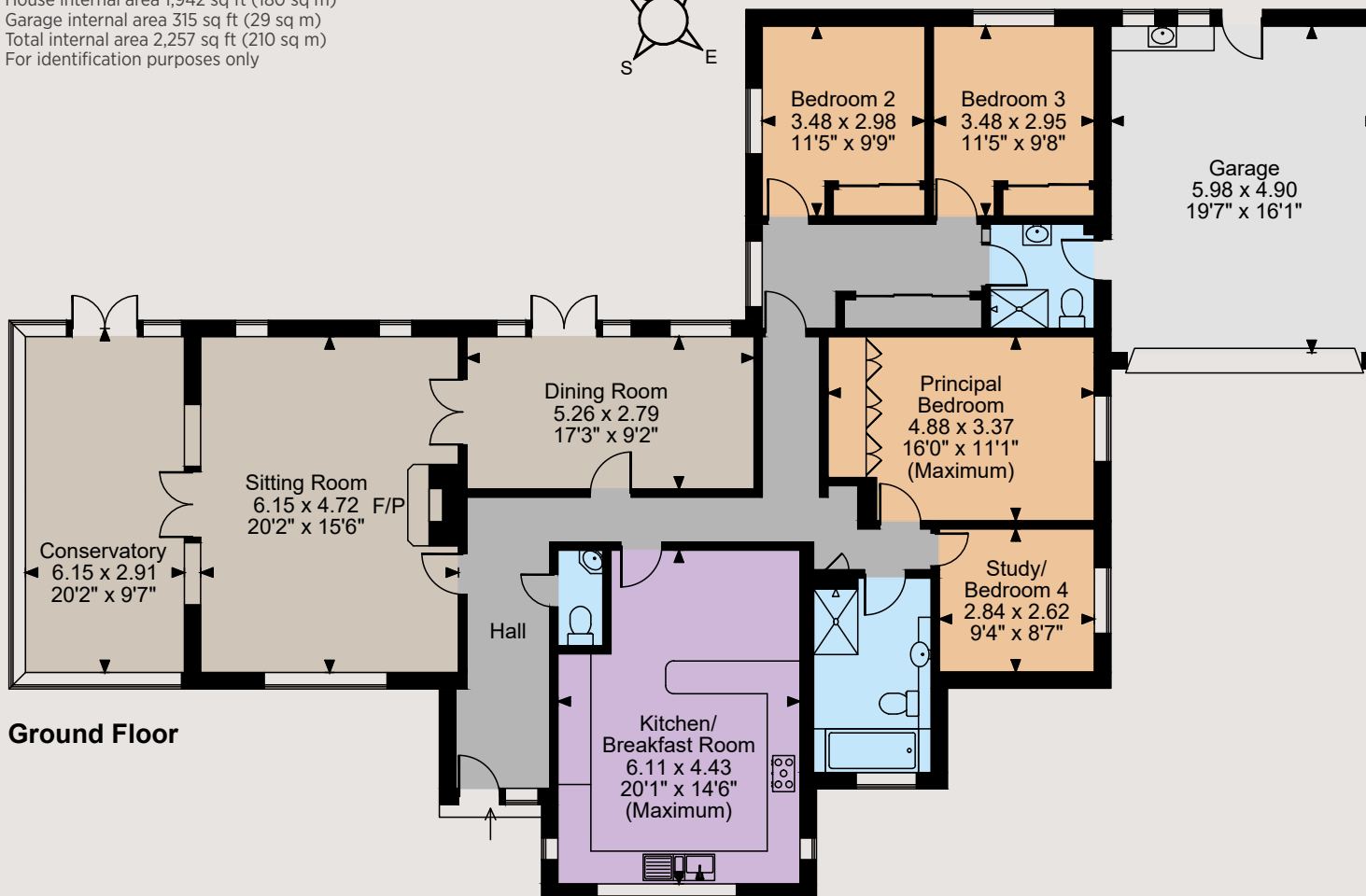
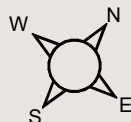
Location

The historic village of Hildenborough has a good range of day-to-day amenities including a church, village hall, a medical centre, theatre, public houses, restaurants and cafés. The nearby market town of Tonbridge offers a wide range of shops, public houses, restaurants, indoor and outdoor swimming pools, sporting clubs and a leisure centre. Communications links are excellent: Hildenborough station offers regular connections to London, and the nearby A21 links to the M25, south coast, national motorway network and major airports. The area offers a wide range of state primary and secondary schooling including The Judd School and Tonbridge Grammar School (both rated Outstanding by Ofsted) together with a good selection of independent schools including Sackville, Hilden Grange, Hilden Oaks, Tonbridge, Somerhill, Sevenoaks Prep, Solefield and Sevenoaks.





Floorplans
House internal area 1,942 sq ft (180 sq m)
Garage internal area 315 sq ft (29 sq m)
Total internal area 2,257 sq ft (210 sq m)
For identification purposes only



Directions

From Strutt & Parker's Sevenoaks office head south-east on London Road (A224), merge onto High Street (A225) then after 2.3 miles merge onto London Road (B245). After 2.1 miles turn left onto Riding Lane, after 1.0 mile turn left and the property can be found on the left.

General

Local Authority: Tonbridge and Malling Borough Council

Services: All mains including gas

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000

Sevenoaks

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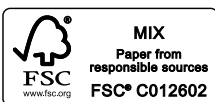
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