



Oak Trees

Watts Cross Road, Hildenborough, Tonbridge, Kent

A spacious detached single storey home luxuriously appointed with the opportunity to extend

A stunning four-bedroom detached home, set in a sought-after position on the edge of Hildenborough and backing onto open countryside. The property features stylish interiors and contemporary fittings throughout, and benefits from a plush indoor spa with a swimming pool and sauna, while outside there are extensive gardens with rolling lawns and spacious patio areas



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGING



2.88 ACRES



FREEHOLD



**RURAL/
VILLAGE**



3,301 SQ FT



**GUIDE PRICE
£1,950,000**



The property

Oak Trees is a magnificent detached property with four bedrooms and more than 3,500 sq ft of immaculate accommodation, set in a desirable and well-connected position on the edge of Hildenborough. The property features beautiful décor throughout, with sleek, modern styling and plenty of natural light. There are three main reception rooms, including the generous drawing room with its bi-fold doors opening onto the rear gardens. The formal dining room adjoins the drawing room in a semi open-plan layout, while there is also a comfortable sitting room in which to relax. Towards the front, the 22ft kitchen and breakfast room has contemporary fitted units, a central island with a breakfast bar and integrated Miele appliances, with the utility room offering further space for appliances and home storage.

There are four well-presented bedrooms, all of which are easily accessible on the ground level. They include the principal bedroom with its dressing room and bi-fold doors opening onto the gardens. The property

also features two shower rooms. The jewel in the crown of the home is the relaxing spa with its swimming pool and sauna, as well as a seating area with bi-fold doors opening onto the gardens.

There is planning permission to extend and create an impressive first floor.

Outside

At the entrance to the property, security gates open onto the gravel driveway, where there is plenty of parking space and access to the integrated garage at the side of the house. The gardens are mostly to the rear of the house, with a west-facing aspect that welcomes plenty of sunlight throughout the day. They include a large patio area across the back of the house for al fresco dining, plus extensive lawns, bed with various flowering perennials and borders of established hedgerow and mature trees. There are also raised beds for growing your own produce, a greenhouse and a shed, plus a garden office, which is the ideal home working space.







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 Poult 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 2.7 miles
- Sevenoaks 4.3 miles
- Royal Tunbridge Wells 7.5 miles
- Maidstone 16 miles

Nearby Stations

- Hildenborough
- Tonbridge
- Sevenoaks
- Leigh

Key Locations

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

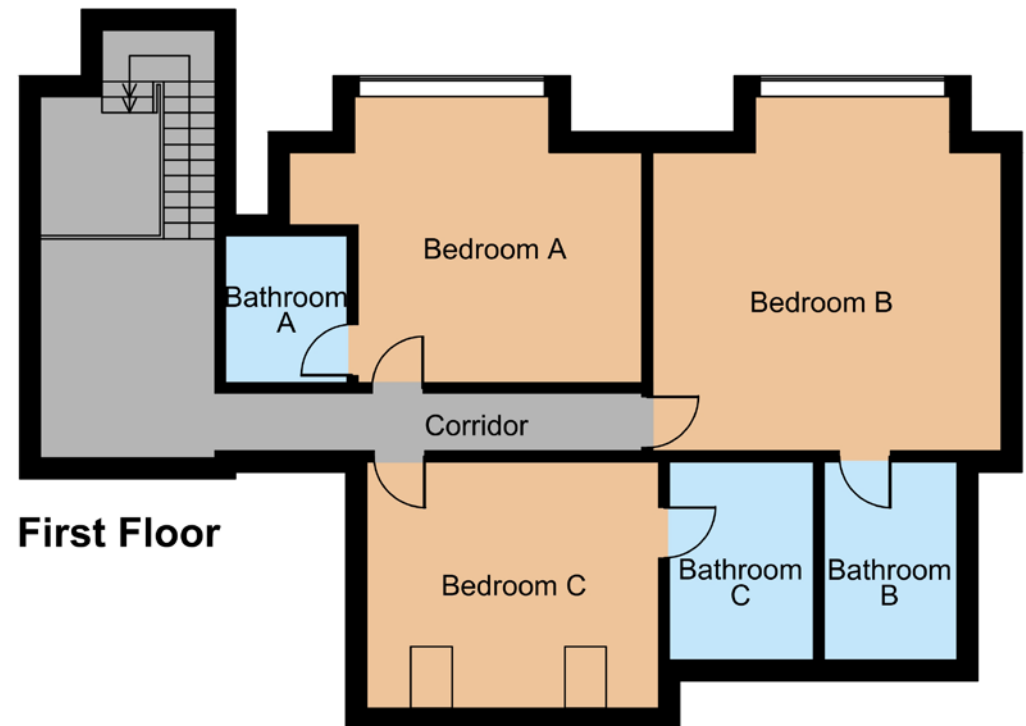
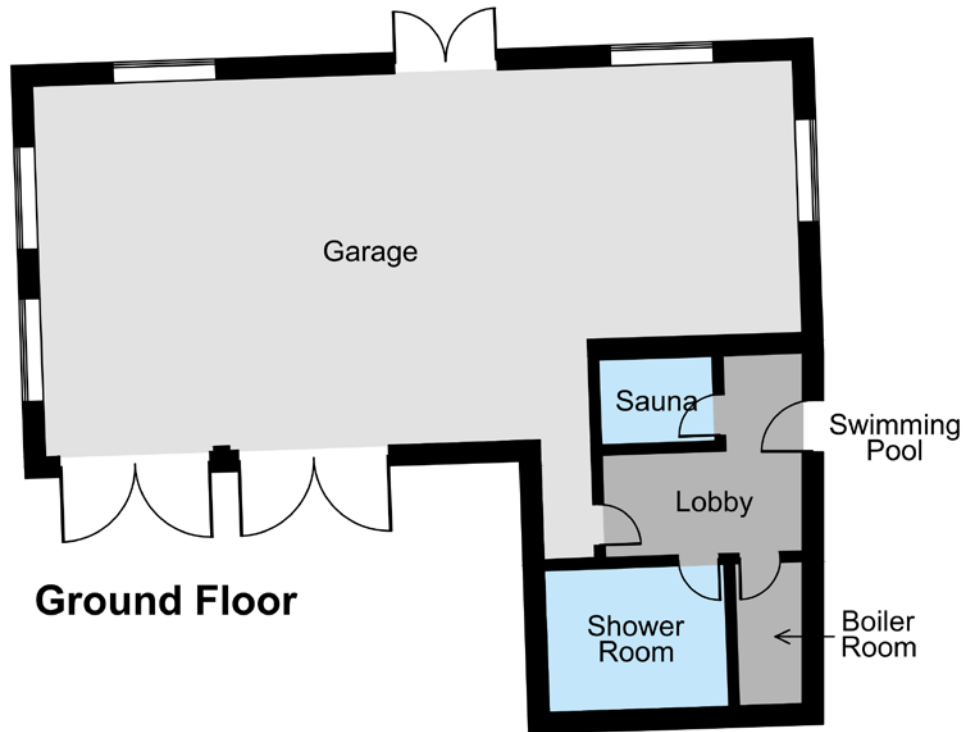
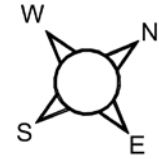
Nearby Schools

- Sackville School
- Hildenborough Church of England Primary School
- Stocks Green Primary School
- Leigh Primary School
- Weald Community Primary School
- Hilden Grange School
- Hilden Oaks Preparatory School and Nursery
- Leigh Academy Hugh Christie
- Tonbridge School





Oak Trees Watts Cross Road, Hildenborough, Kent
Proposed Roof Conversion internal area 1,129 sq ft (105 sq m)
Proposed Garage internal area 725 sq ft (67 sq m)
Total internal area 1,854 sq ft (172 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 3,301 sq ft (306.7 sq m)

For identification purposes only.

Directions

TN11 8NE

what3words: ///blast.prove.putty

General

Local Authority: Tonbridge & Malling Borough Council

Services: All mains services. No gas.

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

Council Tax: Band G

EPC Rating: E

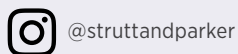
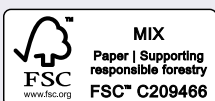
Sevenoaks

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