



# An impressive and stylish Grade II listed barn conversion

**Hill View Road, Hildenborough, Tonbridge, Kent, TN11**

£3,400 pcm, Part Furnished, Unfurnished  
Available from 30.09.2019

**savills**



Superbly converted Grade II listed barn • Double height vaulted ceiling • Semi-rural location • Hildenborough Station approx. 2 miles • Double garage and parking

#### Local Information

This property is conveniently located approx. 2.1 miles from Hildenborough station and approx. 1 mile from Hildenborough village centre which offers local amenities, a church, village hall, library, primary school, two private schools, public houses and Dame Kelly Holmes' cafe 1809.

#### About this property

A superb Grade II listed barn which has been sympathetically converted providing flexible accommodation arranged over 2 floors.

The impressive open plan triple aspect reception room has double doors to the terrace, a wood burning stove set on a stone hearth with brick surround, display ledges with concealed storage and full length windows in the dining area. The mezzanine sitting area is approached via the stylish staircase with an open outlook over the reception room.

The kitchen/breakfast room has a range of wall and base units with a matching island unit with granite work surfaces. There is a useful larder cupboard and appliances include a 2 oven Aga, eye level oven and microwave, dishwasher and space for American style fridge freezer.

A study which could be utilised as a 4th bedroom, a well appointed utility room and cloakroom, together with the reception hall with vaulted ceiling.

The master bedroom is arranged over the 1st floor and has an impressive vaulted ceiling and a well appointed en suite bathroom with modern roll top bath and walk in shower.

The guest bedroom is located on the ground floor and has an en suite shower room. The 3rd bedroom (located on the 1st floor) is served by a separate stylish bathroom with a bath and separate shower cubicle.

To the front of the property is a parking area and the detached timber double garage with power and light connected.

Wrought iron gates open to a paved path leading to the front door with brick edged raised beds enclosed by a brick wall and wood panelled fencing. To the rear and side is a further paved terrace with timber pergola providing an ideal area for alfresco entertaining. Steps lead to a large area of lawn stretching the length of the plot.

#### Local Authority

Tonbridge and Malling Borough Council

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.









Hill View Road, Hildenborough, Tonbridge, Kent, TN11  
Gross Internal Area 3068 sq ft, 285 m²



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## Latters Barn, Hildenborough

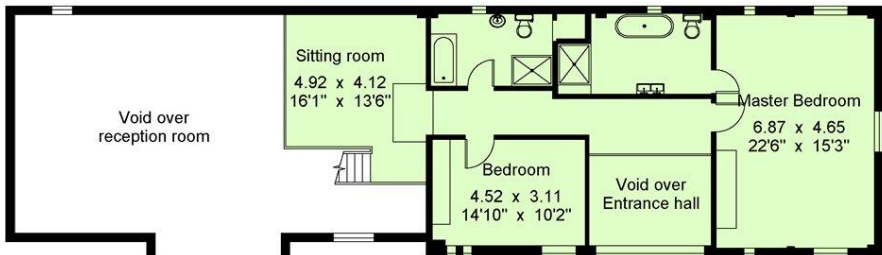
Gross internal area (approx.)

House - 285.1 sq m (3068 sq ft)

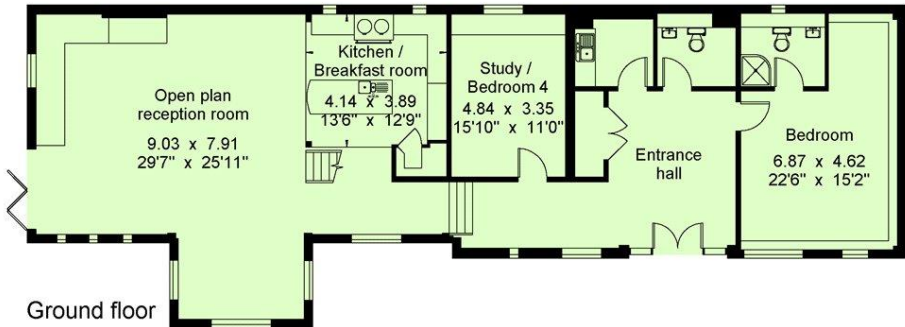
Garage - 31.8 sq m (342 sq ft)

For identification only - Not to scale

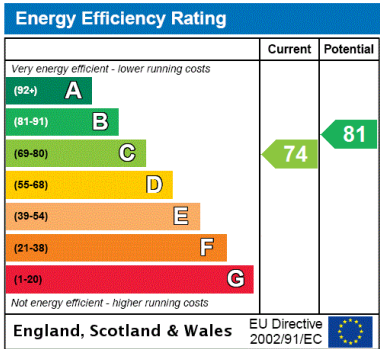
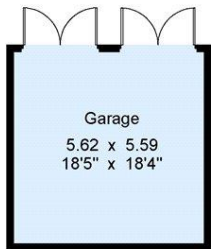
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First floor



Ground floor



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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20190913MEHE



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