



A brand new home, stylish and contemporary throughout

Hildenborough Road, Shipbourne, Tonbridge, Kent, TN11

£2,100 pcm, Unfurnished  
Available now

savills

Brand new family home • Impressive and stylishly presented  
• Spacious and versatile living • Set in an exclusive private estate • Double car port • Tonbridge station approx. 6.5 miles

#### About this property

Forming part of a private estate, the brand new detached family home offers stylish and contemporary accommodation, set in the stunning Kentish countryside.

Opening into the internal porch, the spacious and light living room benefits from 2 windows to the rear and bi-folding doors opening to the west facing terrace patio, enjoying views to the garden and beyond.

The modern, newly fitted kitchen boast a bright and airy feel with white shaker units, light coloured countertops, and a selection of integrated appliances. There is also space for a family breakfast table and a separate door through to the front terrace patio. Stepping up into the internal hallway, there is a separate utility room.

The ground floor also provides 2 generously proportioned bedrooms, the largest also benefitting from an en suite shower room. There is also a well appointed family bathroom. From the living room are stairs leading up to the 1st floor master bedroom which benefits from an en suite shower room and an additional mezzanine space.

Externally the property is approached by a driveway leading to the gravel laid courtyard and double carport. There are also 2 areas of lawn, one to the side of the house and one to the front, as well as the elevated terrace patio which is ideal for al fresco entertaining.

#### Furnishing

Unfurnished

#### 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.





### Local Information

This property forms part of an exclusive private estate within picturesque country landscape. The estate is located in a semi-rural location within the Kent countryside, on the outskirts of Hadlow and Shipbourne.

Local Shopping: Hadlow (approx. 4.5 miles) with shops catering for everyday needs including a primary school, post office, greengrocers, bakers, doctors, library and agricultural college.

Comprehensive Shopping: Tonbridge (approx. 5.5 miles), Sevenoaks (approx. 7 miles), Tunbridge Wells and Bluewater Shopping Centre.

Mainline Rail Services: Tonbridge (approx. 6.5 miles) to London Bridge/Charing Cross/Cannon Street.

Schools: There are many highly regarded schools in the area both state and private. [www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk)

Leisure Facilities: Bridle paths and walks in the local area. Poult Wood Golf Club in Tonbridge, Wildernesse Golf Club in Seal, Knole Golf Club in Sevenoaks and Nizels Golf Club in Hildenborough. Sevenoaks Swimming and Leisure Centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area.

Motorway Links: The A21 (linking to Junction 5 of M25) can be accessed at Hildenborough or the M20/M26 can be accessed via Wrotham all three give access to the M25, other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel Terminus

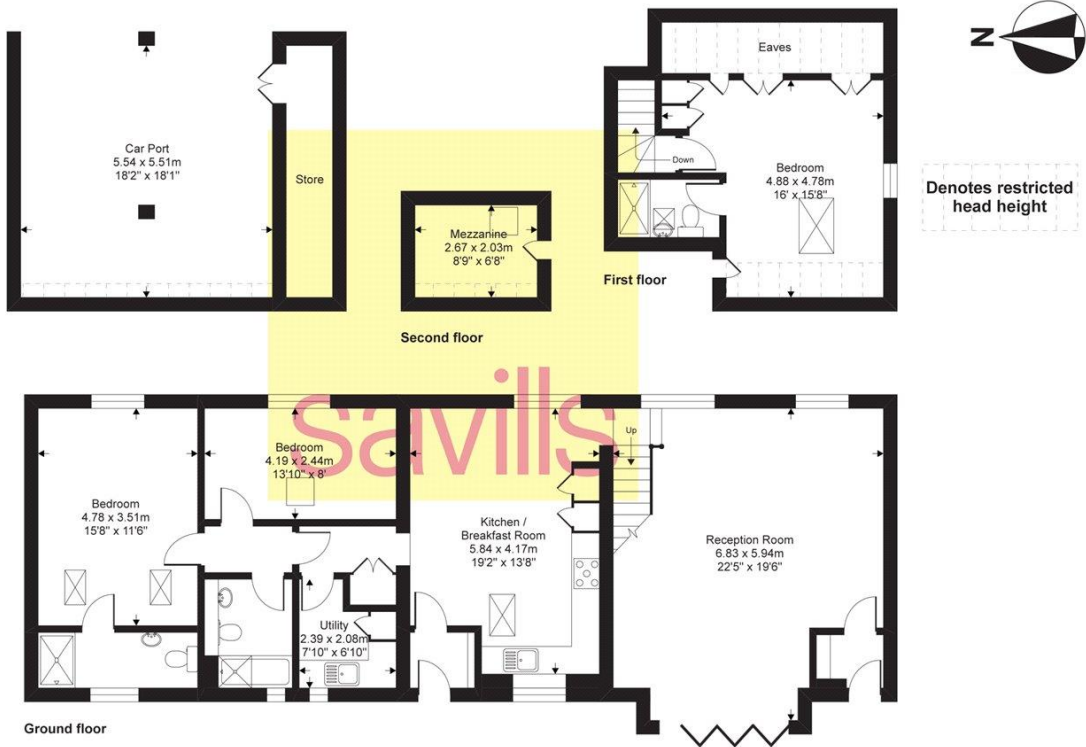


Hildenborough Road, Shipbourne, Tonbridge, Kent, TN11  
Gross Internal Area 1537 sq ft, 142.8 m<sup>2</sup>

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Tinley Lodge Farm, Hildenborough Road, Shipbourne, Tonbridge, TN11

Gross internal floor area (approx):  
142.8 sq m / 1537 sq ft (Excludes Restricted Head Height, Store & Car Port)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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

