



# A stylish and contemporary brand new home

**Hildenborough Road, Shipbourne, Tonbridge, Kent, TN11**

£2,400 pcm plus fees apply, Unfurnished  
Available now, EPC Rating = B





Brand new family home • Impressive and stylishly presented  
• Spacious and versatile living • Set in an exclusive private estate  
• 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, leading into the internal entrance hall. The spacious and light filled open plan living room benefits from 2 skylights and large windows including double french door opening to the patio.

The modern, newly fitted kitchen boast a bright and airy feel with 2 tone upper and lower units, light coloured countertops, central island with inset sink and breakfast bar seating, and a selection of integrated appliances. There is also ample space a dining suite.

The ground floor also provides a generously proportioned bedroom, with dual built in double wardrobes framing the double doors leading through to the en suite 'Jack and Jill' bathroom. The ground floor is completed by a spacious study/snug/playroom with views to the front of the house.

Rising to the first floor, the very large master bedroom boasts a bank of built in wardrobes and also has a well appointed 'Jack and Jill' en suite bathroom. An additional bedroom also with a bank of built in wardrobes completes the first floor.

Externally the property is approached by a driveway leading to the parking area. To the rear is a patio area, ideal for al fresco entertaining, and the garden beyond, mainly laid to lawn and planted with shrubs.

### Local Authority

Tonbridge and Malling Borough Council

### 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, Wildernes 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 1687 sq ft, 156.7 m<sup>2</sup>

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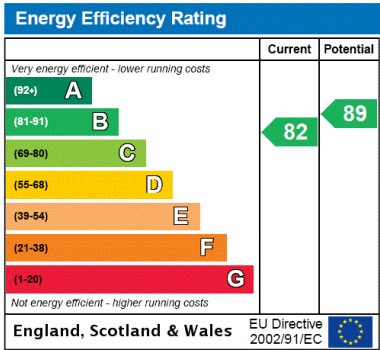
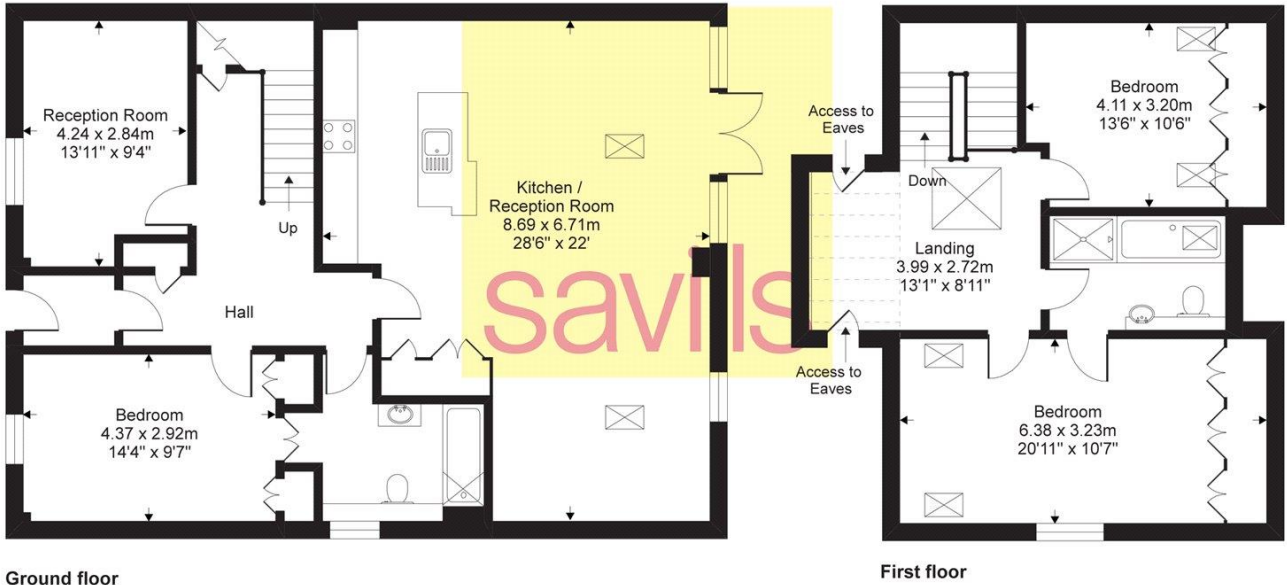
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Gross internal floor area (approx):  
156.7 sq m / 1687 sq ft (Excludes Restricted Head Height)  
For Identification only - Not to scale  
Niche Communications



Denotes restricted head height



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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. . 20191004MEHE

