



## CHARMING GRADE II LISTED FAMILY HOME OF GREAT CHARACTER WITH PLANNING TO EXTEND

WOODSIDE COTTAGE, 99 TONBRIDGE ROAD,  
HILDENBOROUGH, KENT, TN11 9HL

**Guide Price £825,000, Freehold**





## SET IN ESTABLISHED GARDENS AND WELL LOCATED FOR ROAD AND RAIL LINKS

- Charming Grade II listed family home
- Planning to extend
- Central village location
- Character features
- Hildenborough station 1.1 miles
- Established gardens
- 3 Bedrooms • 2 Bathrooms • 5 Receptions
- Council Tax = G

### Situation

• Woodside Cottage is ideally located within the village which provides local shopping facilities and is 1.1 miles from Hildenborough station. • Comprehensive Shopping: Sevenoaks (4 miles), Tonbridge (4 miles), Tunbridge Wells and Bluewater. • Mainline Rail Services: Hildenborough (1.1 miles) to Cannon Street/Waterloo/Charing Cross/London Bridge. • Primary Schools: Various in Hildenborough and Tonbridge. • Grammar Schools: Tonbridge, Sevenoaks & Tunbridge Wells. • Private Schools: Sackville school and Fosse Bank prep school in Hildenborough. Sevenoaks, Tonbridge, and Walthamstow Hall Secondary Schools. Radnor House in Sundridge. Sevenoaks, Solefields, and New Beacon Preparatory Schools in Sevenoaks. Holmewood House preparatory school in Langton Green. The Somerhill Preparatory Schools, Hilden Oaks and Hilden Grange in Tonbridge. • Sporting Facilities: Nizels Golf Club in Hildenborough also has a private health/fitness centre. Golf clubs in Sevenoaks include Wildernesse and Knole. Sevenoaks sports and leisure centre. Squash Club at Tonbridge School. • Motorway Links: The A21 at Tonbridge gives access to the M25, Gatwick and Heathrow Airports and also the M20 at Wrotham Heath for the Channel Tunnel Terminus and Folkstone or Dover. All distances are approximate.

### Description

Woodside Cottage is a charming Grade II listed home of great character, believed to date from the 17th Century. The house provides well-proportioned and versatile accommodation and benefits from planning permission for a single and two storey extension. The established gardens are an attractive feature and provide a high degree of privacy. Also of note is the convenient location within the village and just over one mile from Hildenborough station.

- Features include exposed wall and ceiling timbers, oak flooring, some exposed brick walls, thumb latch doors, multi-pane windows, good ceiling heights and two impressive inglenook fireplaces.
- An attractive arched oak front door leads to the double aspect hall with a stone floor.





- The principal reception rooms provide spacious areas for formal entertaining and both have impressive inglenook fireplaces. The sitting room is double aspect and the fireplace features a wood burning stove. The dining room has an outlook to the front and there is a bread oven within the inglenook fireplace.
- The playroom has open studwork to the sitting room and has a large window to the side.
- The study is a well proportioned room with an outlook to the front, which could serve as a fourth bedroom if required.
- The sunroom has direct access to the rear garden and forms part of the planning to be demolished and incorporated into the single storey extension.
- The kitchen has a lovely outlook over the rear garden and is fitted with a comprehensive range of base units with beech work surfaces incorporating a 1½ bowl sink. Appliances include a Belling range style cooker with extractor fan and there is space for a fridge freezer. Also of note is a useful larder cupboard.
- An adjoining utility room provides additional storage and has space for appliances. There is a door leading to the double garage.
- A rear hall has direct access to the cloakroom and a glazed door leads to the garden.
- The first floor landing has an outlook to the front.
- The spacious master bedroom is double aspect with attractive views over the gardens. There are fitted wardrobes and a well appointed en suite bathroom with separate shower cubicle.
- There are two further double bedrooms both with views over the rear garden. One has a storage cupboard and access to the spacious attic room, currently used for storage.
- Completing the accommodation is a well appointed shower room.
- The house is approached over a paved and brick drive with an electrically operated five bar gate. The drive provides parking for a number of cars and leads to the attached double garage which has a pair of double doors and a pedestrian door to the rear.
- The front garden is enclosed by an attractive picket fence with established shrubs and hedging providing a high degree of privacy. There is an area of lawn interspersed with fruit trees and shrubs and a number of raised vegetable beds. Charming brick paths lead around the garden and to a side gate providing access to the rear garden. The sheltered rear garden features a superb magnolia grandiflora, an area of lawn and a paved terrace providing an excellent space for al fresco entertaining. To one side is a useful log store and to the far side of the garden is a chicken run.

**Tenure** Freehold

**Services** All mains services connected.

**Local Authority** Tonbridge and Malling Borough Council - 01732 844522

**Outgoings** Council tax band: G - £2,991.47 -2019/2020

#### Directions

From Sevenoaks proceed southwards on the A224 turning on to the B245 at the roundabout towards Hildenborough. Continue into Hildenborough and after Mount Pleasant on the left hand side, Woodside Cottage 99 Tonbridge Road will be found along on the right.





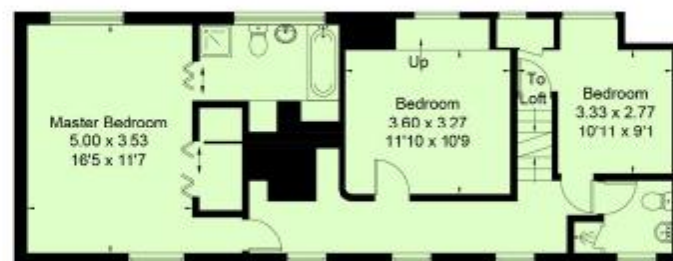
## FLOORPLANS

Gross internal area: 2047 sq ft, 190.2 m<sup>2</sup>



For identification only. Not to scale.  
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Approximate IPMS2 Floor Area = 188.3 sq m / 2027 sq ft  
Garage = 27.7 sq m / 298 sq ft  
Limited Use Area = 1.9 sq m / 20 sq ft  
Total = 217.9 sq m / 2345 sq ft



First Floor

Area = 70.6 sq m / 760 sq ft

Reduced head height below 1.5m



Ground Floor

Area = 117.7 sq m / 1267 sq ft  
(Limited Use Area = 1.9 sq m / 20 sq ft)

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