



Attractive modern two bedroom property with a south facing garden, secure gated parking and well located for the station.

7 Stocks Close, Hildenborough, Tonbridge, Kent, TN11 8AY

£360,000 Freehold



- Modern two bedroom home
- Edge of village location
- Hildenborough station approx. 0.5 miles
- Sevenoaks approx. 5.2 miles
- South facing garden
- Two gated parking spaces

Local Information

Shopping: Hildenborough (0.9 miles) with newsagent, convenience store, public houses, restaurant, recreation ground, church and village hall. More comprehensive range of shops and supermarkets at Tonbridge, Sevenoaks and Tunbridge Wells.

• Mainline Rail Services: Hildenborough (0.5 miles) to Cannon Street/Charing Cross/London Bridge. In addition, Leigh village station (0.8 miles) Tonbridge/Redhill.

• Primary Schools: Hildenborough C of E, Stocks Green, St Margaret Clitherow Catholic, Weald, Long Mead and Leigh.

• Secondary Schools: Judd Boys Grammar in Tonbridge. Tonbridge Girls Grammar and Weald of Kent Girls Grammar. Hillview School for Girls, Bennet Memorial Diocesan School, St. Gregorys RC School, Hugh Christie Technology College and Hayesbrook School for Boys.

• Private Schools: Sackville School, Fosse Bank Independent Primary School in Hildenborough. The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge School and Sevenoaks Schools.

• Sporting facilities: Leigh village provides cricket and tennis clubs. 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.

• All distances are approximate.

About this property

7 Stocks Close is an attractive modern two bedroom terraced cottage set within this development dating from 2010. The property is located on the edge of Hildenborough and well located for the mainline station. Features include a modern kitchen and bathroom suites, a south facing garden together with secure gated parking.

• The ground floor comprises an open plan living room/dining room with an outlook to the front and a kitchen with integrated appliances, granite work tops and French doors to garden. There is also a cloakroom.

• The first floor comprises two well-proportioned bedrooms. One is served by an en suite shower room and a bathroom completes the accommodation.

• The property has an enclosed south facing garden with a patio area. There are two allocated parking spaces set behind a secure gated area.

Outgoings: The property benefits from shared ownership of the communal gardens and car park. A monthly charge of £80 per property covers the running costs, including the water treatment plant as the property is not on mains drainage.

Agent Note: In accordance with our legal requirement Savills wish to declare an interest in this property as an employee of the firm acts in the capacity of a Trustee on behalf of the owners.





7 Stocks Close, Hildenborough, Tonbridge, Kent, TN11 8AY
 Gross Internal Area 963 sq ft, 89.5 m²



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Oliver Hodges

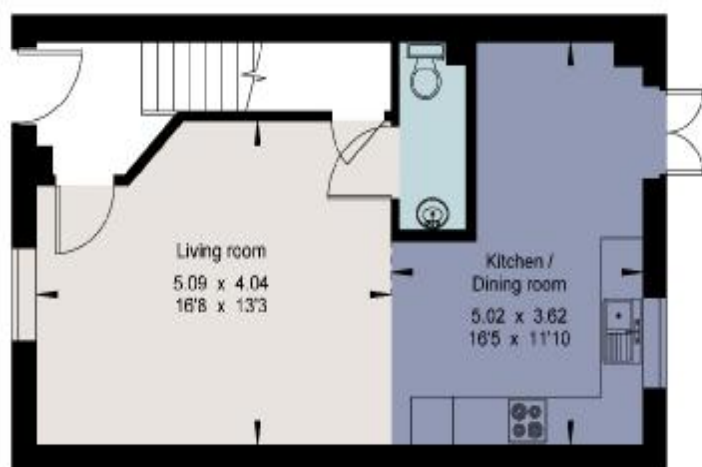
Sevenoaks

+44 (0) 1732 789 700

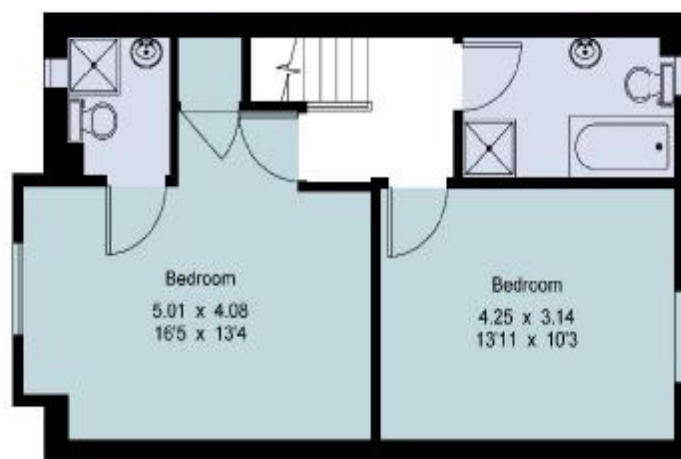
ohodges@savills.com

7 Stocks Close, Hildenborough

Gross internal area (approx) 89.5 sq m/ 963 sq ft



Ground floor



First floor

For identification only - Not to scale
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Directions

From the A21 take the Weald/Sevenoaks/Hildenborough roundabout onto the B245, proceed for approximately 1 mile and turn right onto the B2027 signposted Leigh and Penshurst. Continue past Hildenborough station and the golf driving range and turn left at the T junction. After a short distance the entrance to Stocks Green Close can be seen on right hand side.

Tenure Freehold

Local Authority Tonbridge and Malling

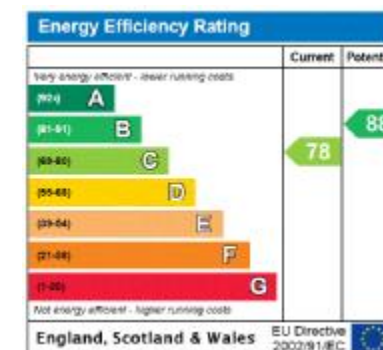
Energy Performance

EPC Rating = B

Viewing

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

Telephone: +44 (0) 1732 789 700.



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