



FOUR BEDROOM HOME WITH PRIVATE GARDEN AND ORCHARD

ORCHARD HOUSE, VINES LANE
HILDENBOROUGH, TN11 9LT

Guide Price £925,000



ONE HOUSE REMAINS IN THIS SELECT DEVELOPMENT OF JUST TWO PROPERTIES SITUATED IN THE VILLAGE OF HILDENBOROUGH.

Stunning 4 bedroom home • Triple aspect kitchen/breakfast/family room • Living room with log burner • Master bedroom with en suite • 2088 sqft of accommodation • South facing landscaped garden • Private fruit orchard • Views over paddock • Driveway with parking • Hildenborough Station 1.5 miles

Situation

The Paddocks and Orchard House are set back on a private drive conveniently located in a semi-rural setting on the edge of Hildenborough village offering local amenities, a church, village hall, library, primary school, two private schools, public houses and Dame Kelly Holmes' Cafe 1809.

Local Shopping: Hildenborough (1 mile)

Comprehensive Shopping: Sevenoaks (3.1 miles), Tonbridge, Tunbridge Wells and Bluewater.

Mainline Rail Services: Hildenborough (1.5 miles) to London Cannon Street/Bridge/Charing Cross.

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

Secondary Schools: Judd Boys Grammar, 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: Hildenborough tennis club. The Nizels Golf and Health Club in Hildenborough. Other golf clubs include Knole, Sevenoaks, Wildnesse, Hilden Park Golf. Sevenoaks Leisure Centre. Horse riding and bridle paths in the local vicinity.

Motorway Links: The A21 is easily accessed and links with the M25, other motorway networks and Gatwick and Heathrow Airports.



Description

Orchard House & The Paddocks is a development of two well presented newly built detached houses of excellent proportions, benefitting from contemporary and versatile open plan living and four double bedrooms. The properties have been finished to a high standard throughout and benefit from a 10 year warranty.

Specification:

Oak flooring throughout the ground floor.
Oak internal doors.
High Performance PVC windows and doors
Fitted carpets to the staircase and first floor.
'Crosswater' shower fittings and taps.
Benchmark fitted kitchen with 'Bianco Massa' quartz work surfaces and Belfast sink.
LED downlights.

The entrance hall has a staircase with an oak handrail rising to the first floor together with a built in coats cupboard and access into the cloakroom.

The triple aspect sitting room provides a spacious interior and features a fireplace inset with a multi fuel stove and granite hearth. Sliding doors open to the rear garden.

The triple aspect kitchen/breakfast/dining/family room provides a superb open plan space, ideal for both everyday living and entertaining.

The kitchen is fitted with a comprehensive range of wall and base units, including an island unit. Quartz work surfaces incorporate a butler sink. Integral appliances include a Zanussi 4 ring induction hob (with extractor over), Zanussi oven, Neue dishwasher, Neue fridge/freezer and Neue washer/dryer. Sliding doors allow interaction with the rear garden and there is also side access.

The triple aspect master benefits from built in wardrobes, eaves storage and a well-appointed en suite shower room. There are three further bedrooms, one of which includes built in wardrobes and one also eaves storage. The contemporary family bathroom comprises a fitted bath, vanity unit, back to wall W.C. and heated towel rail.

Orchard House is approached via a gated shared driveway with a private brick paved driveway providing parking, a front lawn and an enclosed south-facing orchard. The landscaped rear garden is mainly laid to lawn and acts as a delightful backdrop to the house.

Directions

On leaving Sevenoaks, proceed southbound towards Hildenborough on the B245. Turn left onto Mill Lane, just before Mill Garage. Follow the road and take the first road on your right onto Vines Lane. After about 0.3 miles turn right through a stone pillared entrance with a sign for Alexander House. The entrance Orchard House can be found on the left hand side.



FLOORPLANS

Gross internal area: 2088 sq ft, 194 m²

Orchard House, Hildenborough

Gross Internal Area (approx)

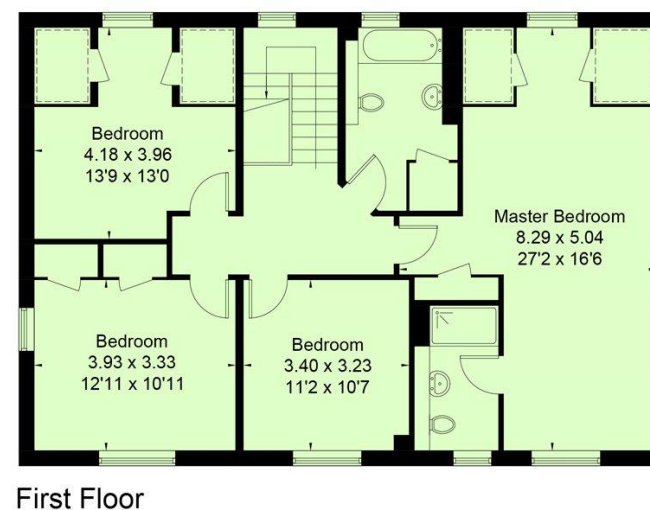
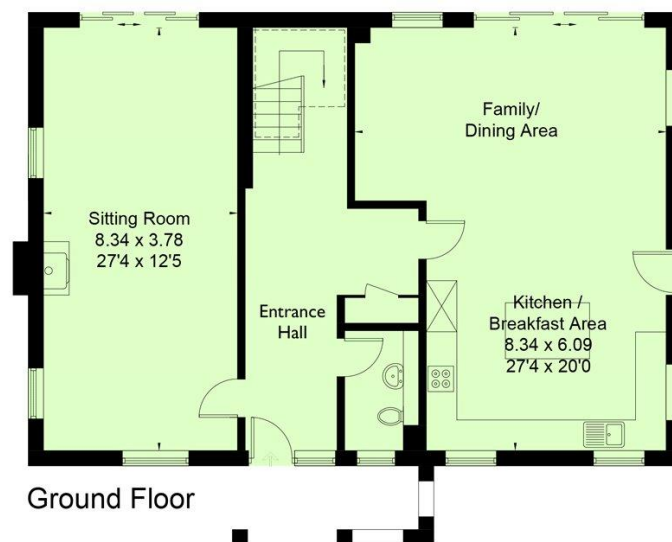
House = 203.6 sq m / 2192 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



= Reduced headroom below 1.5m / 5'0"



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