



Stanley Lodge Hildenborough Road, Shipbourne, Tonbridge, TN11 9QB.

Asking price £850,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Converted barn
- Stunning Open Plan Living / Dining
- Garden
- Set Back Along a Long Private Road
- Three Bedrooms
- Kitchen / Breakfast Room
- Double Car Barn
- Three Bathrooms Inc 2 Ensuities
- Utility Room
- Large Gravelled Drive

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

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Gross Internal Floor area (approx)

142.8 sq m / 1537 sq ft (excluding Restricted Head Height, Store & Car Port)



Energy Efficiency Rating		
Very energy efficient - best energy rating	Standard	Minimum
101-110 A	79	87
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
0-20 G		
Not energy efficient - higher energy costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice:

These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this wonderful detached family home offering stylish and contemporary accommodation, set in the stunning Kentish countryside. Set approx 1/2 mile off the Hildenborough Road along a shared private drive.

Stanley Lodge has two entrance doors, from the side there is steps up to a covered entrance leading to an internal porch which in turn leads to a spacious and light double aspect living room with 2 windows to the rear and bi-folding doors opening on to a west facing terrace patio, enjoying views to the garden and beyond. There are a couple of steps that lead past the stairs to the first floor into a modern fitted kitchen with a bright and airy feel given the vaulted ceiling, the kitchen has 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 a small lobby leading to the front terrace. The kitchen also leads to an internal hallway, where there is a separate utility room, cupboard and doors to two generously proportioned bedroom and family bathroom. The largest bedroom benefits from an en suite shower room and bedroom three is a good size with a pullout wall ladder leading up to a mezzanine storage area and further loft space.

To the first floor the master bedroom benefits from an en suite shower room, plenty of built in cupboards and storage and has an aspect to the side.

Outside the property is approached along along a shared private woodland road that leads to a selection of homes and Stanley Lodge has a large gravel drive, electric wooden 5 bar gate and a double open car barn with side storage and behind the car barn is a lovely lawned garden that adjoins farm land and is enclosed by Laurel hedging. To the front of the lodge is a paved terrace and a second smaller area of lawn.

Location

Stanley Lodge is situated in the very sought after village of Shipborne, close to nearby Plaxtol which offers a range of amenities including a general store, post office, public house, church, recreation ground and a primary school.

Comprehensive Shopping: Tonbridge (5.6 miles), Sevenoaks (7 miles), and Bluewater (20 miles).

Mainline Rail Services: Sevenoaks to Charing Cross/London Bridge/Cannon Street/Waterloo East (7.4 miles). Borough Green (4 miles) to London Victoria.

Primary Schools: Ightham, Plaxtol & Shipbourne.

State Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall
Secondary Schools. Sevenoaks, Solefields and New Beacon

Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Plaxtol Council ‘Environmental Picnic Field’ and dog walking field in the village. Wildernesse Golf Club and Knole Golf Club in Sevenoaks, and Nizels Golf & Leisure Centre in Hildenborough. Sevenoaks Leisure Centre.





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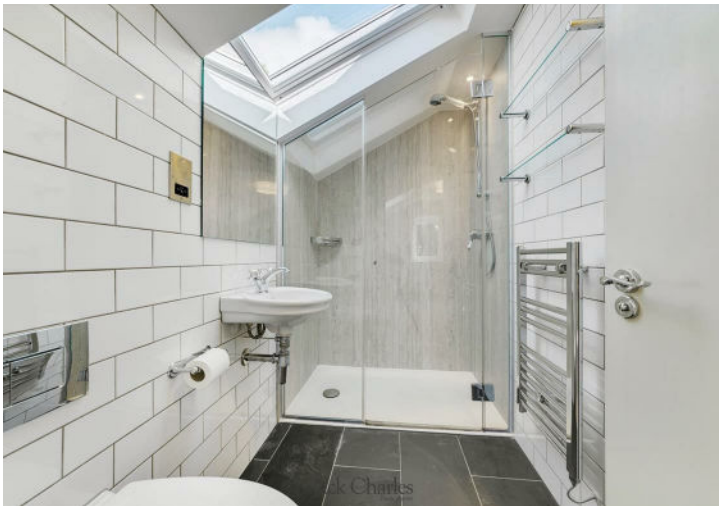
Sales & Lettings

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