



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

£2,950 Per month

Jack Charles  
Estate Agents

Sales & Lettings

Stanley Lodge  
Hildenborough Road,  
Shipbourne,  
Tonbridge, TN11  
9OB

**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.

- Detached Converted barn
- Stunning Open Plan Living / Dining
- Three Bathrooms Inc 2 Ensuites
- Set Back By a Long Private Road
- Kitchen / Breakfast Room
- Utility Room
- Garden
- Double Car Barn
- Large Gravel Driveway
- Readily Available

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### Gross Internal Floor area (approx)

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



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## Summary

Jack Charles are delighted to offer TO LET 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 are 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 onto 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 bedrooms and a family bathroom. The largest bedroom benefits from an en-suite shower room and bedroom three is also well sized 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 with an aspect to the side.

Outside the property is approached along a shared private woodland road that leads to a selection of homes. Stanley Lodge has a large gravel driveway, an electric wooden 5-bar gate and a double open car barn with side storage. Behind the car barn is a lovely lawned garden that adjoins farmland 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 Shipbourne, 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.

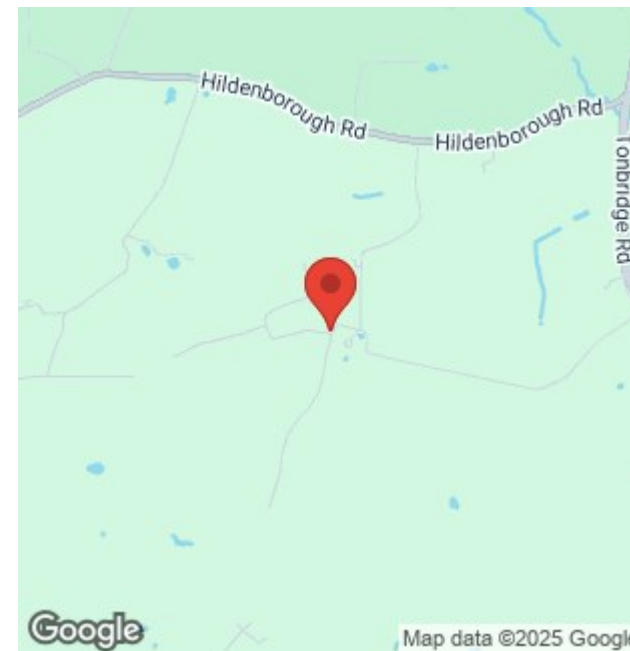
State Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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