



The Lodge Rings Hill, Hildenborough, Tonbridge, Kent, TN11 8LX

Guide Price £850,000

Jack Charles
Estate Agents

Sales & Lettings

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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.

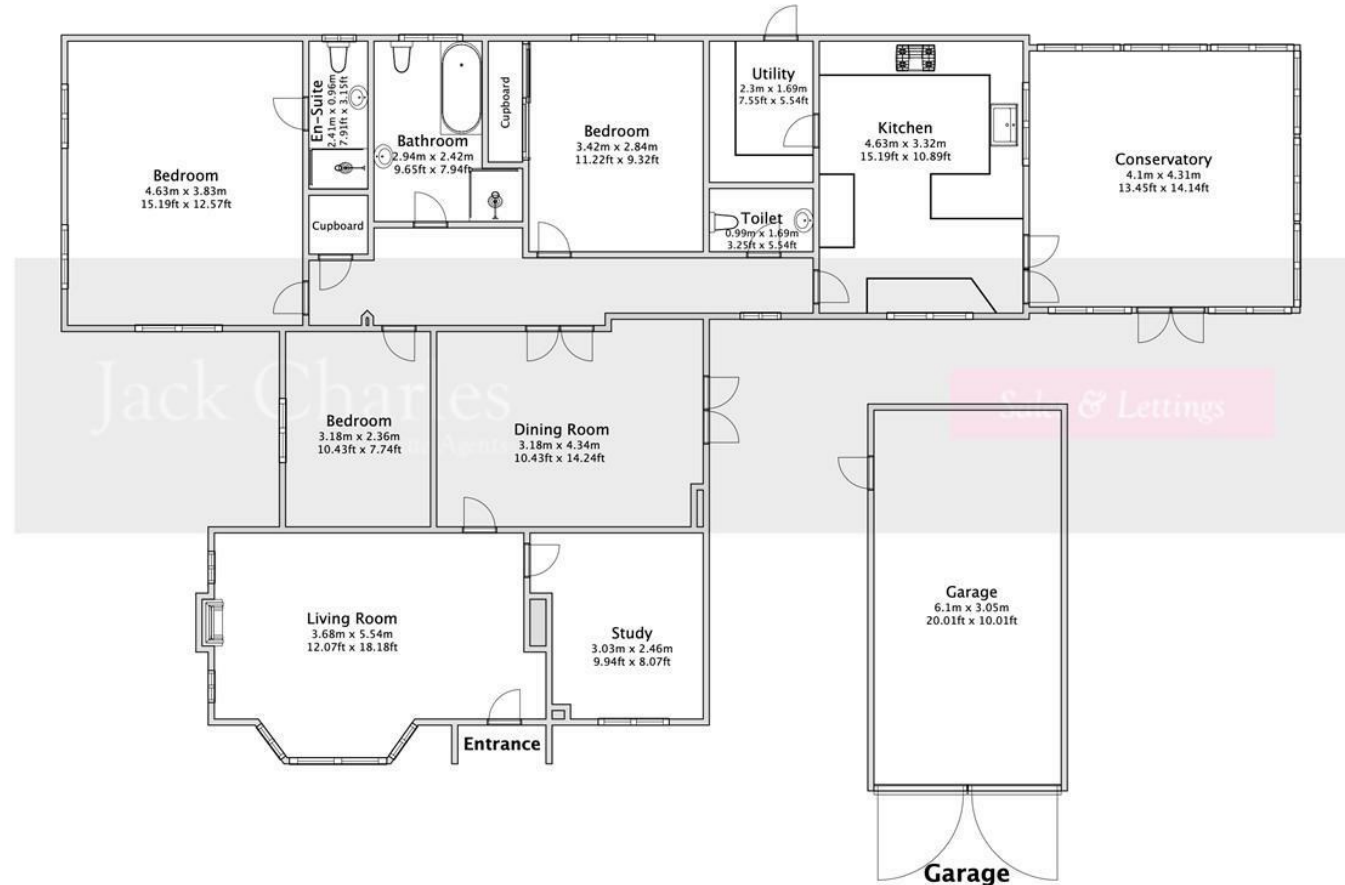
- Detached Lodge House
- Single Storey
- Lovely Gardens Approx 1/3 Acre TBC
- 3/4 Bedrooms
- 2/3 Reception Rooms
- Conservatory
- Secluded Position Close To MLS
- Well Presented
- Viewing recommended

The Lodge

Approximate total internal area:
135.32m² (1456.57sqft)

Approximate total internal area inc Garage:
153.93m² (1656.89sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



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To Be Sold

A superbly presented single storey detached stone lodge offering plenty of character and charm. The lodge stands in a super plot of approx 0.4 acre TBC and it is ideally situated for access to Hildenborough Main Line Station. The property is believed to date back to 1866 with some later additions to the side and rear in keeping with the properties character. Currently the accommodation comprises from a variety of rooms which could provide 3 / 4 bedrooms, a super cosy sitting room, dining room and a lovely kitchen / breakfast room, which leads out to a super conservatory which has the most beautiful aspect over the gardens to the right. The gardens surrounding the property on all sides offer a lot of privacy an seclusion. There is a detached garage and ample parking. We believe that subject to permission there is scope to replace and the garage to create a 2/3 car bay garage with usable loft room that could provide a home office or even living facilities.

Hildenborough Location

The property is conveniently located being on the outskirts of Hildenborough village and Leigh. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







