



Ibbett Mosely

Pine Lodge, 76 Crouch Lane, Borough Green,
Sevenoaks, Kent, TN15 8LU



The property was built in 1903 and is believed a rear extension was added post 2nd world war. The dormers were added in the late 1990's and the present owners who have been in residence since 1997 have carried out a complete refurbishment including the addition of these stunning garden room.

This fabulous home has such great kerb appeal and is set in wonderful gardens. The house forms part of an enclave of stunning houses that seem a world away from the hustle and bustle of modern life but remain within easy walking distance of central Borough Green with mainline station to London's Charing Cross and Victoria Stations.

Offering spacious and quality fitted comfortable spaces throughout with an open plan living environment it also gives flexibility of use with a downstairs ensuite bedroom and further study or bedroom.

Set in a plot just short of an acre boasting immaculate gardens and lawns plus a tennis court and double garage with mezzanine floor ripe for development into additional space for a loved one.

Guide Price £1,400,000

Description

Just a short distance up Crouch Lane from central Borough Green brings you to what could be another world. An private enclave of quality houses in good sized plots sits of a private entrance and within a gated gravel in and out drive is this stunning home and plot. Set in just short of an acre this home sits proudly in its surroundings and has true kerb appeal in our opinion.

Built with a mix of timber, brick and tile with traditional and modern methods it truly takes what we believe to be great period style apply it to the modern needs of the current buyer. A central entrance porch area with oak timber framing that continues throughout the home sets the tone. Entering in to the home the open plan living style becomes apparent with its cosy and

- Stunning Semi Rural Location in Private Road
- Just Short of an Acre of Fabulous Garden & Nature
- Flexible Accommodation Over Two Floors Offering Lateral Living
- Up to Four Bedrooms, Two Bathrooms & Three Reception Spaces
- Potential Annexe or Additional Accomodation from Double Garage
- Tennis Court
- Timber Framed Garden Room
- Utility / Boot Room
- Large Balcony with Views Over Garden & Beyond
- EPC Rating D - Council Tax - Tonbridge & Malling - F

friendly lounge and snug in front of the feature back to back wood burning fireplace. The high quality finishes continue into the linking dining space which is open to the hand built oak shaker style kitchen with a fired earth floor. A stunning garden room with underfloor heating and oak framed glass pours light in to the space. A great addition made by the current owner with its traditional oak work and high ceiling giving a great view of the stunning garden. A utility / boot room sits beyond the kitchen and offers access to the garden.

In addition to this great space, a downstairs bedroom with its own ensuite facilities is great for guests or those family members needing lateral living options. A spacious flexible room sits to the front of the house to add to the options of additional bedroom spaces,





playroom, secondary lounge or home office, Water connections are present here as the current vendor used this area as her hairdressing business and had a sink installed, now removed.

Upstairs this stunning home keeps the surprises coming as you move through the library storage staircase into a central landing offering external access to a large balcony with low maintenance powder coated aluminium railings to take in the beautiful garden and rural outlook beyond. A fabulous space to spend time reading and enjoying the surroundings. Two further spacious bedrooms are provided with built in wardrobe and storage. These are serviced by a central bathroom.

The plot is as sensational as the house with its gravel in out drive setting a lovely feel and plenty of parking. The garden is made up of large lawn areas and landscaped beds with mature planting of specimen plants, shrubs and ornamental trees. The tennis court is a great addition and if tennis is not your thing could become a great place for children to play sport without damaging the great garden, Paddle is fast becoming a great sport and this space would be able to be adapted to those who enjoy.



A great addition and potential is the double garage with additional store down the side. It could become an obvious annexe addition with its great mezzanine floor or even a space to work from or run a business. This would be subject to planning and building regulations.



We cannot wait to show you round this rarely available unique property and garden to discuss how it could become your next home.

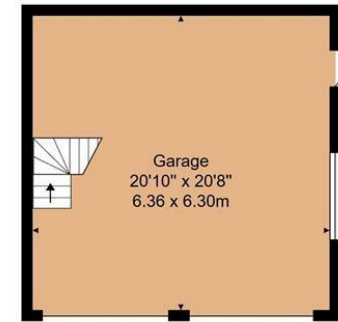
Location

The property is on the edge of the village convenient for all amenities and station, yet on the edge of countryside with lovely walks. Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling. London Commuter services run from the station on the Victoria line with Charing Cross now added. There are excellent motorway links via the nearby M20/M26 leading to the M25 in either direction. Sevenoaks is about 7 miles to the west and Maidstone about 10 to the east.

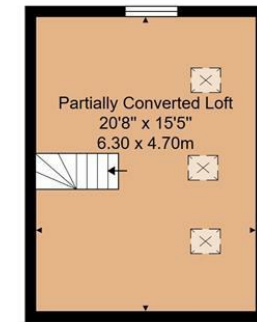


House Approx. Gross Internal Area
1871 sq. ft / 173.9 sq. m

Garage Approx. Gross Internal Area
751 sq. ft / 69.7 sq. m



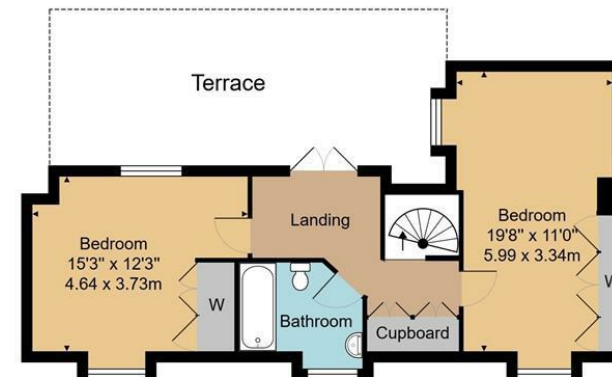
Garage Ground Floor



Garage First Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating- D

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