



April Lodge, Coldharbour Lane, Hildenborough Kent TN11 9JT
Guide: £2,200,000 Freehold

JAMES MILLARD
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- *Unique Bay Fronted Detached Lodge House
- *Highly Desirable Country Lane
- *Five Double Bedrooms
- *Immaculate Decorative Order Throughout
- *Main Bedroom Suite
- *Three Bathrooms/Shower Rooms
- *Impressive Bay Fronted Reception Hallway & Drawing Room
- *Striking Open Plan Kitchen/Dining/Family Room with Bifolds
- *Utility Room & Study
- *Substantial Family/Games Room
- *Integral Garage & Gravel Driveway
- *Landscaped Level Gardens & Plot of Approximately Quarter of an Acre
- *Superb Garden Room/Gym/Studio with Sauna & Shower Room

Description

Unique five bedroom detached lodge house, situated in a favoured country lane, occupying a quarter of an acre plot with striking contemporary interior, finished in immaculate high end decorative order throughout. This substantial property sits on a level plot with the benefit of a newly installed, versatile garden outbuilding with covered terrace, ideal for summer entertaining.

Accommodation

- The property is approached over a gravel driveway leading to the garage and front door with open timber pillared canopy.
- Impressive twin bay fronted reception hallway with striking oak central staircase rising and turning to the first floor and ceramic floor tiling. Contemporary papered fitted cloakroom.
- Bright dual aspect drawing room with bay window and double doors opening through to the games/family room, another dual aspect substantial room with French doors leading out onto the rear terrace.
- Superb open plan kitchen/dining/family room with smart Burnhill kitchen, fitted with a range of contrasting wall mounted cabinets and base units with Corian worktops. Island unit with sink, Siemens induction hob, retractable downdraft extractor, curved cabinets and incorporating a breakfast bar. Twin Siemens eye level ovens, separate unit with tall fridge and separate freezer, feature papered wall, tiled flooring and two sets of bifold doors opening the space to the terrace, ideal for al fresco dining. Adjoining utility room with door to garden and ground floor study, providing access to the integral garage, having electric roller shutter door and housing Worcester gas boiler.
- Impressive galleried first floor landing with feature papered wall and central roof lantern.
- Main bedroom suite enjoying feature wallpaper, smart herringbone flooring and separate fitted dressing room having an impressive contemporary en-suite bathroom with freestanding bath, twin sinks and walk in shower enclosure.
- Four further double bedrooms, one with en-suite shower room and all enjoying fitted walk in wardrobes and a contemporary family bathroom, completes the first floor accommodation.
- Family bathroom fitted with a modern suite comprising freestanding bath, wide countertop basin with waterfall taps and walk in shower enclosure.



- Level landscaped rear garden with extensive Indian stone terrace, mainly laid to lawn having mature tree lined outlook, deep shrub/flower borders planted for a variety of interest with the total plot extending to approximately one quarter of an acre.
- Bespoke composite garden room with covered terrace, currently utilised for hot tub and outdoor kitchen, BBQ and seating area. Studio area currently utilised as a gym with smart shower room and sauna/steam room.
- Services & Points of Note: All mains services. Gas central heating with underfloor heating to ground floor and individual controls. Double glazed windows. Fibre broadband to property. Light oak internal doors throughout. Ring doorbell.
- Council Tax Band: G – Tonbridge & Malling Borough Council
- EPC: B

Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. The A21 bypass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre while nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

Viewing Strictly By Appointment

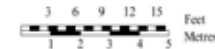
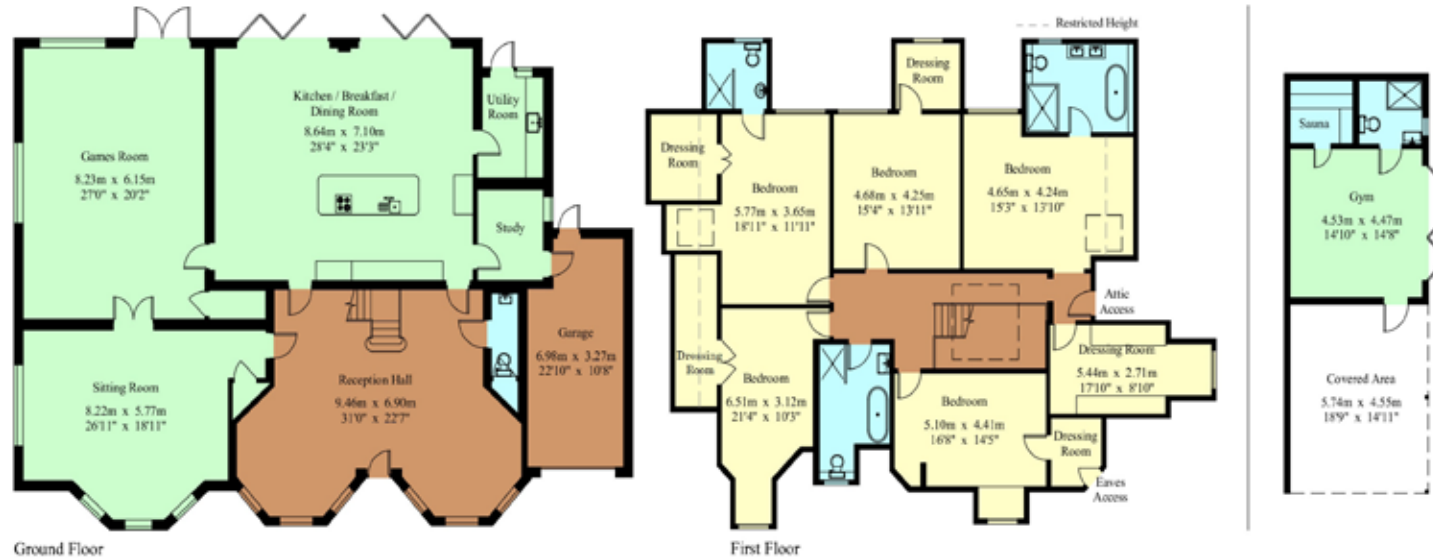
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April Lodge

House - Gross Internal Area : 449.1 sq.m (4834 sq.ft.)
Outbuilding - Gross Internal Area : 29.5 sq.m (317 sq.ft.)



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