



**WEST BANK LODGE, 68 SEVENOAKS ROAD, BOROUGH GREEN,  
KENT, TN15 8AP**

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**  
Reynolds

**GUIDE PRICE**  
**£800,000-£850,000**  
**FREEHOLD**

Beautifully presented five bedroom detached character property.

Large established garden.  
Driveway with parking for several cars.

Walking distance to village centre and MLS. NO ONWARD CHAIN.





We are excited to market this substantial five bedroom detached character property, a former lodge which was built in approx. 1890. This handsome well-maintained family home is located within easy walking distance of the village centre and M25 with regular services to London Bridge, Charing Cross and Victoria. The property is offered for sale with NO ONWARD CHAIN.

As soon as you enter the property you will appreciate the calm neutral decor and spacious entrance hall. The lounge is on the right-hand side and is a generous well-proportioned room with an attractive fireplace and log burner. French doors lead out to the beautifully landscaped garden. This delightful garden is mainly laid to lawn with borders stocked full of mature plants and shrubs which provide a secluded and private outside space. There is a large patio area which is ideal for entertaining family and friends. There is a detached office which is perfect for anyone working from home.

The dining room is located at the front of the property and has two bay windows which allow for plenty of natural light. There is a charming fireplace with log burner as well as access to the cellar. The kitchen is conveniently located next to the dining room and is well-fitted with traditional shaker style units and a butler sink in keeping with the age and style of the property. A back door leads directly out to the patio and garden.

There is a large family bathroom which has a bath as well as a separate shower cubicle.

Upstairs the property is as well-presented as downstairs. The master bedroom is located at the front of the house and is a charming room with plenty of space for bedroom furniture. There are four further double bedrooms as well as a shower room.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, sought after primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. The neighbouring villages of Wrotham, Ightham and St Mary's Platt are also within walking distance and all have popular primary schools. There are good transport links to other secondary and grammar schools in the area and Wrotham secondary school is within walking distance. There are good road links with the M20, M26 Motorways just a short drive away.

Viewing is strictly by appointment only.

# ACCOMMODATION

## Porch

5'7" (1.70m) x 5'6" (1.68m)

## Entrance Hallway

## Lounge

20'0" (6.10m) x 12'1" (3.68m)

## Dining Room

15'0" (4.57m) x 10'3" (3.12m)

## Kitchen

17'0" (5.18m) x 9'3" (2.82m)

## Bathroom

## Cellar

14'10" (4.52m) x 10'0" (3.05m)

## First Floor Landing

## Bedroom 1

15'11" (4.85m) x 12'4" (3.76m)

## Bedroom 2

13'6" (4.11m) x 9'4" (2.84m)

## Bedroom 3

12'1" (3.68m) x 9'8" (2.95m)

## Bedroom 4

10'2" (3.10m) x 10'0" (3.05m)

## Bedroom 5

10'5" (3.18m) x 10'0" (3.05m)

## Shower Room

## Outside

Beautiful mature garden mainly laid to lawn with well-established borders stocked with flowers and shrubs. Large patio area and wooden storage shed.

**Office** - 17'5" (5.31m) x 9'6" (2.90m)



TOTAL FLOOR AREA : 150.6 sq.m. (1621 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## Route to View

From our office in Borough Green proceed west along the Sevenoaks Road towards Ightham. After a few hundred yards the home can be found on the right-hand side as denoted by our For Sale board just after the mini roundabout.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

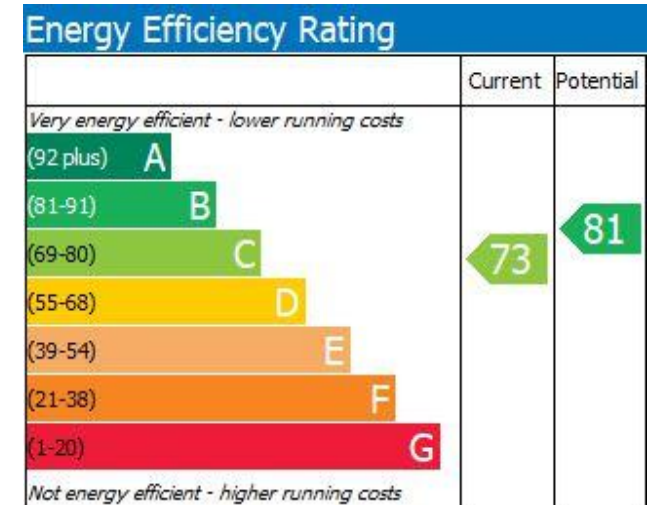
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

01732 884422

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