



TINLEY LODGE

Shipbourne, Tonbridge, Kent



AN EXCEPTIONAL COUNTRY HOME, SET IN AN IDYLIC AND PRIVATE LOCATION

Set within beautifully maintained gardens and grounds, stretching to just over 8 acres

Summary of accommodation

Ground Floor: Entrance Hhall | Open plan kitchen, dining and seating area | Dining room | Drawing room | Study
Utility/boot room | Cellar | Downstairs cloakroom

First Floor: Principal bedroom, walk in wardrobe, en suite | Two double bedrooms and en suites

Second Floor: Two double bedrooms | Bathroom | Reading area

Garden and Grounds: Landscaped gardens | Courtyard garden | Japanese garden and pond | Outdoor kitchen | Patio and decking area
Two garden studios | Gym | One bedroom annexe | Double garage | Garden stores | Stabling | Two paddocks

In all about 8.01 acres



DESCRIPTION

The property opens into a spacious and welcoming entrance hall, setting the tone for the refined interiors beyond. A formal drawing features a striking inglenook fireplace with a log burner, creating a warm and inviting atmosphere. The dining room, complete with parquet flooring and its own inglenook fireplace and log burner, offers a perfect setting for family gatherings and entertaining. At the heart of the home is a superb open-plan kitchen, dining and living area, designed for contemporary family living, with doors leading out to patios and the courtyard garden.

Additional ground floor accommodation includes a study, a practical utility/boot room, and a downstairs cloakroom.





Ascending, the principal suite is generously proportioned, enjoying a luxurious en suite bathroom and a walk-in wardrobe. Two further double bedrooms are located on this floor, each benefitting from their own en suites. The upper level offers two additional double bedrooms, one of which includes its own shower room. A charming seating and reading area provides a quiet retreat, ideal for relaxation or as a study adjoining the two bedrooms and landing.







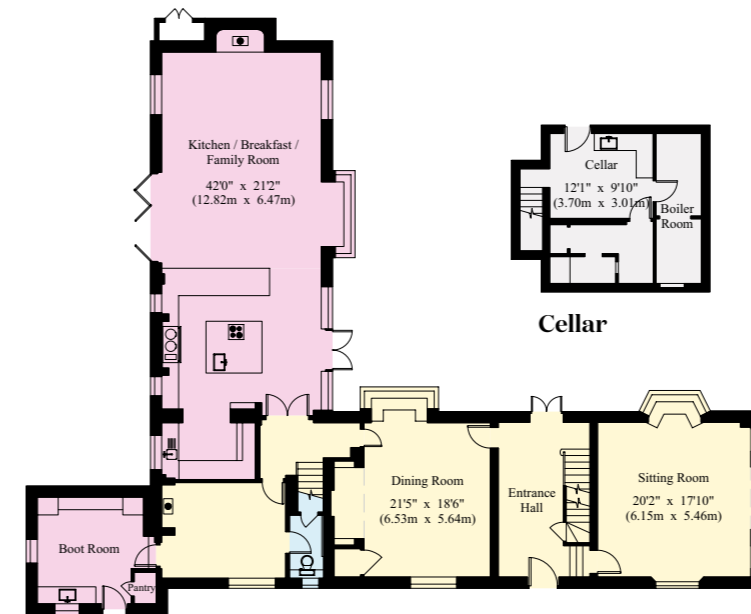
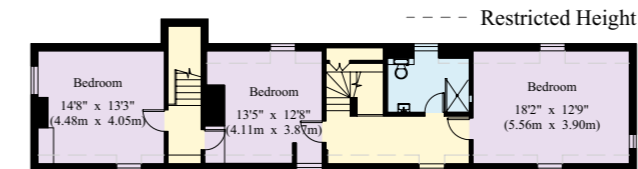
Annexe



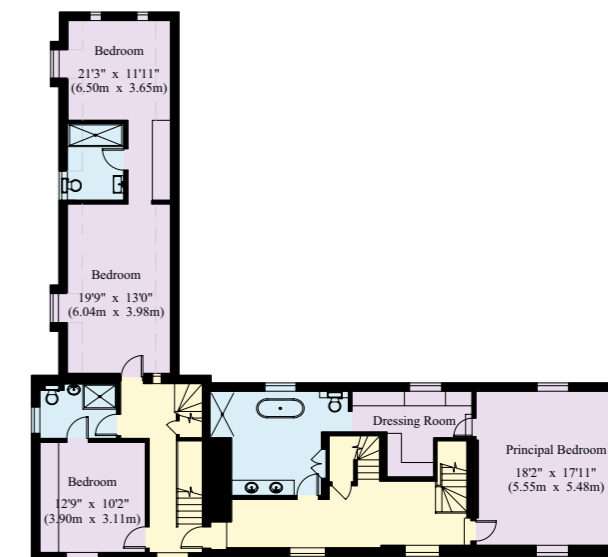
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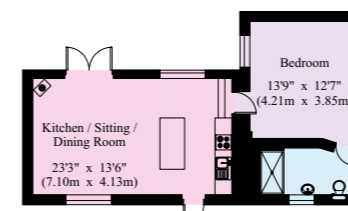
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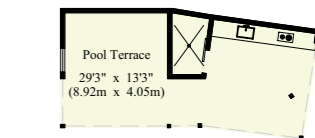
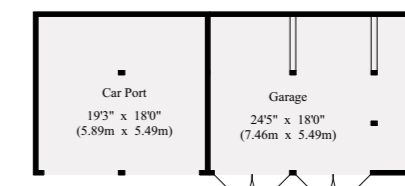
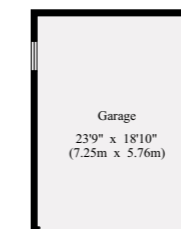
Ground Floor



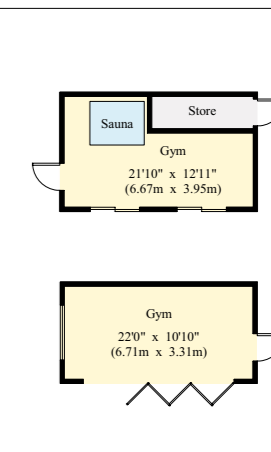
First Floor



Ground Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 501.4 sq.m (5396 sq.ft.) (Including Cellar)
 Annexe: 56.3 sq.m (606 sq.ft.)
 Outbuildings: 95.4 sq.m (1026 sq.ft.)
 Garages & Car Port: 117.0 sq.m (1259 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDENS AND GROUNDS

The grounds of Tinley Lodge are a true highlight, extending to just over eight acres. A sweeping driveway with a turning circle leads to the property, alongside a double garage and a separate annexe. The annexe is well-appointed with open-plan living, kitchen and dining space, a bedroom and a shower room, ideal for guests, staff or multi-generational living. The gardens are beautifully landscaped and include a tranquil Japanese garden, a scenic pond with decking and multiple seating areas, as well as an outdoor kitchen complete with a wood-fired oven, perfect for outdoor entertaining. A further large pond with a pontoon offers stunning views back towards the house and grounds.

Equestrian enthusiasts are well catered for with two paddocks, and there is a separate garage currently used for gardening machinery that could, subject to the necessary planning permissions, be converted into stabling or additional accommodation. Two versatile garden studios are also positioned within the grounds, currently utilised as gym and sauna, but also offers excellent flexibility for a variety of uses including office space, studio or leisure facilities.

LOCATION

The property is located on the edge of the sought-after village of Shipbourne. The village includes the popular Chaser Inn and weekly award winning Farmers' Market, as well as the church, primary school and common.

Comprehensive Shopping: Tonbridge (5.1 miles), Sevenoaks (7.2 miles), and Tunbridge Wells (9.9 miles) provide supermarkets and the usual popular high street retailers and many pubs and restaurants. Bluewater (22 miles). Mainline Rail Services: Tonbridge (5.1 miles), Hildenborough (3.9 miles) and Sevenoaks (7.2 miles) mainline stations to London Bridge, Charing Cross & Cannon Street, and Borough Green (5.2 miles) to Victoria.



Primary Schools: Shipbourne, Plaxtol, Kings Hill, Mereworth, Hadlow, Ightham and Borough Green.

Secondary Schools: Judd Boys Grammar, Weald of Kent Girls Grammar and Tonbridge Grammar. Knole Academy, Trinity and Weald of Kent Grammar Schools in Sevenoaks.

Private Schools: Tonbridge and Summerhill Schools in Tonbridge. Sevenoaks and Walthamstow Hall Schools in Sevenoaks. The Granville, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Shipbourne Tennis Club on the Green, Golf at Wilderness, Nizels, Knole Park and Poulton Wood. Nizels Golf & Fitness Centre in Hildenborough, indoor and outdoor swimming pools the Angel Leisure Centre and a range of sporting clubs, including football, baseball, swimming and sailing in Tonbridge. A large network of footpaths linking to the Greensand Way.

PROPERTY INFORMATION

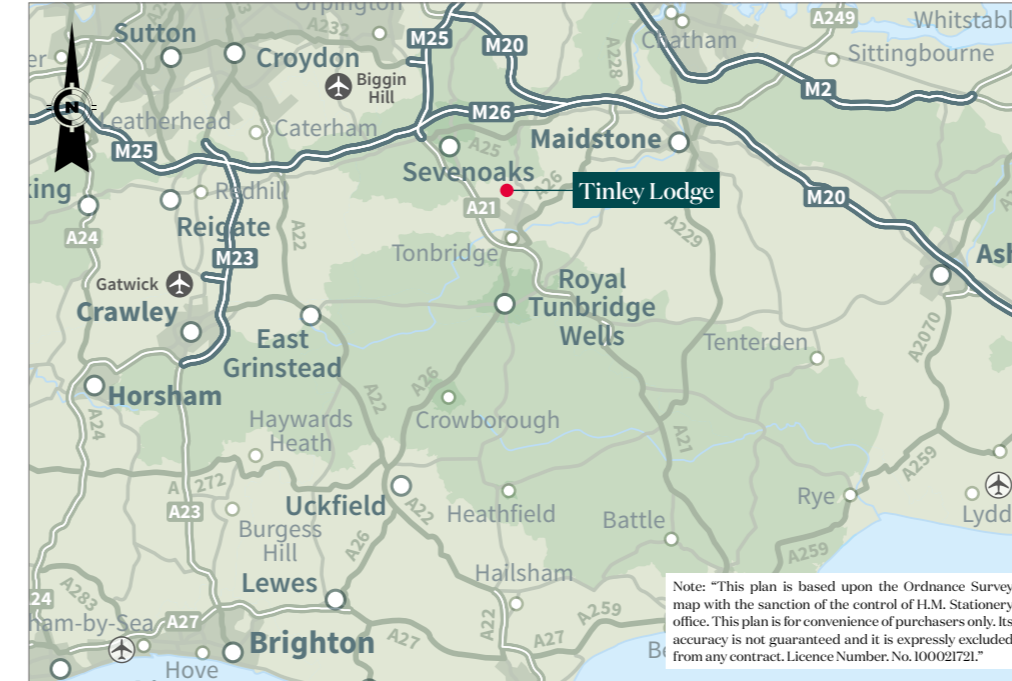
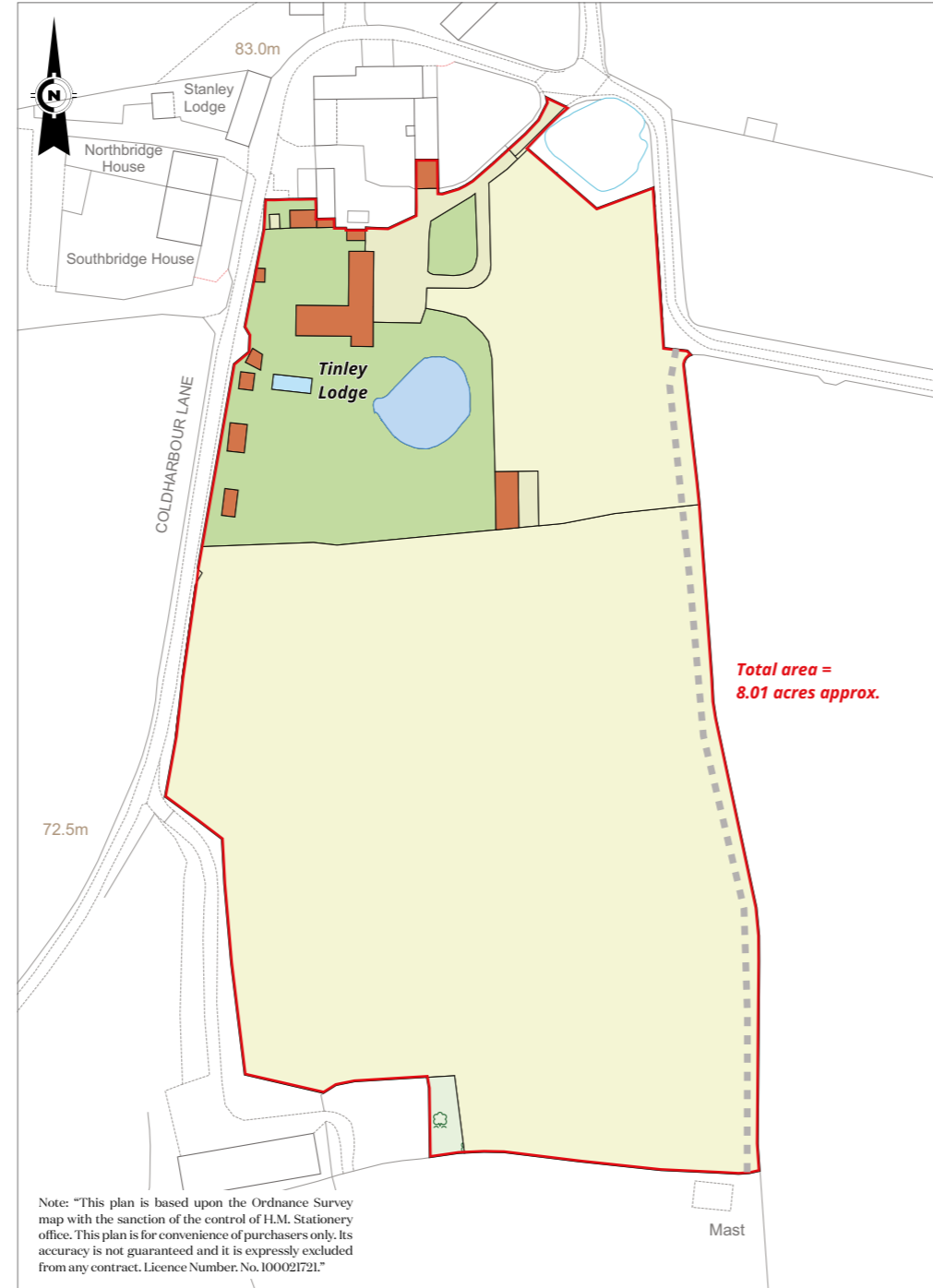
Tenure: Freehold

Local Authority: Tonbridge & Malling Borough Council

Council Tax: Band H

EPC: Rating E

Postcode: TN11 9QB



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