



Orchard Lodge, 2 Broad Lane, Wilmington DA2 7AG  
Guide Price £785,000



Guide Price £785,000-£810,000 Park Estates are thrilled to present to the market 'Orchard Lodge' - a beautifully refurbished four-bedroom detached chalet bungalow nestled in a tranquil lane in the heart of Wilmington's semi-rural charm. This exceptional home boasts picturesque views over rolling fields and enjoys convenient access to acclaimed local schools including Wilmington Grammar, as well as village shops, a welcoming pub, and reliable transport links. The current owners have tastefully extended and renovated the property throughout, creating a spacious and versatile interior. The ground floor features an inviting entrance hall, two well-proportioned bedrooms, a stylish shower room, and a stunning open-plan kitchen/dining/living space complete with a high-end fitted kitchen and a separate utility room. Upstairs, you'll find a sleek family bathroom, two additional bedrooms - including a master with bi-folding Juliet balcony offering beautiful panoramic views, and a second bedroom with a generous walk-in wardrobe/dressing room. Further highlights include well-maintained front and rear gardens, double glazing, gas central heating, elegant herringbone flooring, under floor heating, air conditioning, a cosy log burner, and bi-folding doors that flood the space with natural light. Early viewing is strongly recommended to fully appreciate the quality and setting of this outstanding home.

Local Authority: {prop\_LA\_county}  
 Council Tax Band: {council\_tax\_band}



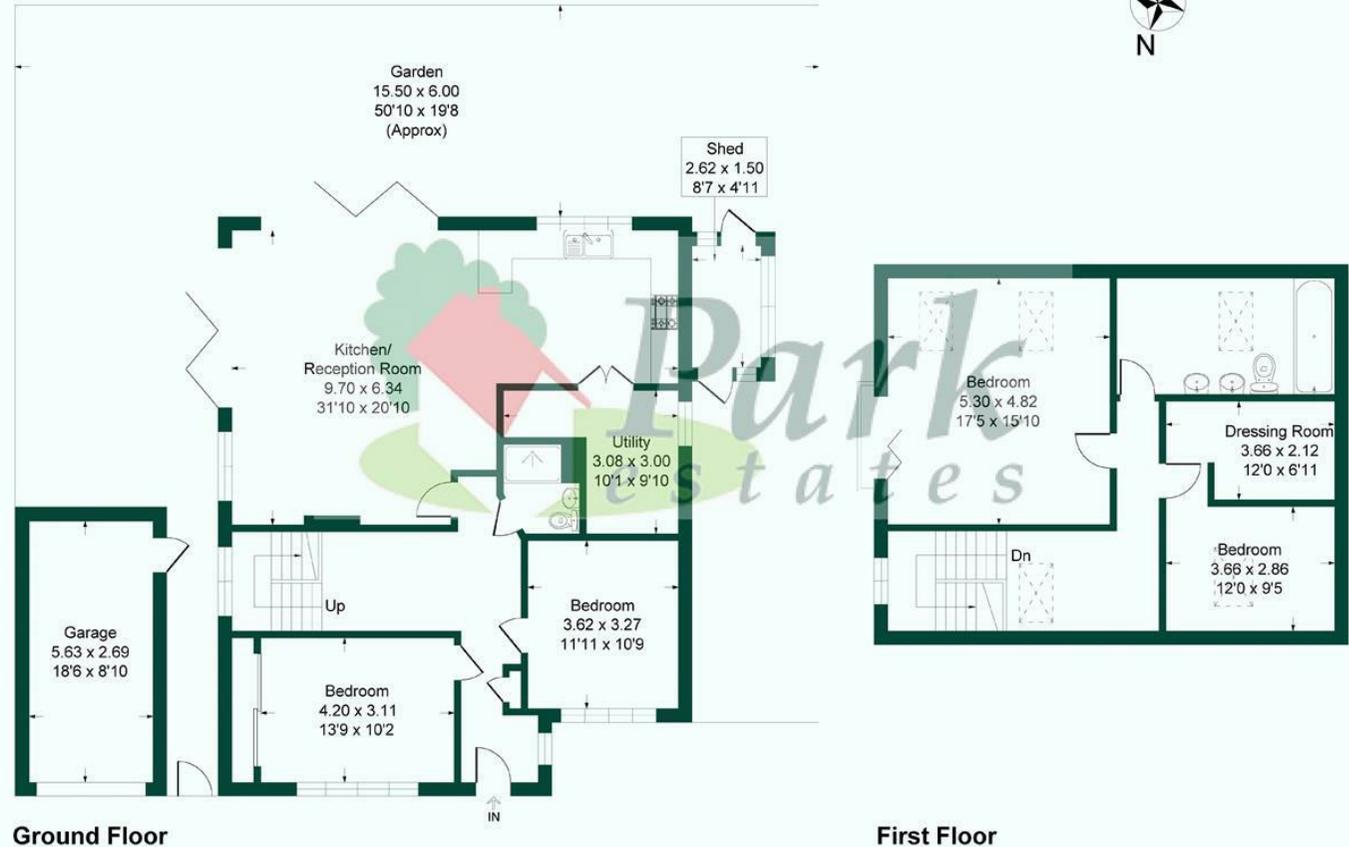
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## Broad Lane, DA2

Approximate Gross Internal Area = 188.9 sq m / 2034 sq ft  
 Garage House = 15.1 sq m / 163 sq ft  
 Total = 204.0 sq m / 2197 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.  
 Produced By Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.