



4 Horns Lodge Farm, Shipbourne Road, Tonbridge, Kent TN11 9NE  
Guide Price: £850,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Superbly Appointed Semi-Detached Barn Conversion
- \*Four Bedrooms \*Semi-Rural Location off a Private Lane
- \*Surrounded by Open Countryside
- \*Sitting Room with Stove \*Bespoke Kitchen/Dining Room
- \*Cloakroom \*Luxury Family Bathroom & En-Suite Shower Room
- \*Attractive South Westerly Part Walled Garden \*Garage & Parking

#### Description

This superbly appointed four bedroom semi-detached family home forms part of the Horns Lodge Farm Development, converted from a former Victorian farm, creating a rural hamlet in an attractive courtyard setting. The development is situated off a private lane in a semi-rural, yet convenient position on the outskirts of Tonbridge, surrounded by beautiful countryside.

#### Accommodation

- The property is approached over an attractive courtyard setting with steps down to the impressive original front door leading into the welcoming entrance hallway with vaulted ceiling, oak flooring and staircase rising and turning to the first floor and cloakroom.
- Bright dual aspect sitting room with feature corner wood burning stove. French doors open out to the garden/terrace, window to front with fitted shutters and continuation of the oak flooring.
- Striking bespoke kitchen/dining room forming the hub of the home. Kitchen by Ruach fitted with a range of shaker tall units and base units of cupboards and drawers with complementing quartz worktops and upstands. Rangemaster electric cooker with induction hob and fitted extractor, Neff integrated dishwasher, bank of tall units incorporating integrated fridge/freezer and fitted pantry. Dining area with window overlooking the garden and window to front with fitted shutters, beautiful stone flooring throughout the space. Matching utility having space and plumbing for washing machine and wine cooler and door providing access to the garden.
- First floor long galleried landing with doors leading to the bedrooms and family bathroom, fitted airing cupboard and double fitted wardrobe.
- Dual aspect main bedroom suite decorated in lovely neutral tones, Velux and low level windows with shutters to either side. Luxuriously appointed en-suite shower room having a walk in shower enclosure, concealed cistern toilet, wall mounted vanity basin and underfloor heating.
- Two further double bedrooms, a single ideal as a nursery or study and the family bathroom comprising a luxury suite with metro tiled bath, concealed cistern toilet and wall mounted vanity basin, completes the accommodation to the first floor.
- To the front, the property has the benefit of an allocated parking space within the courtyard. Accessed from the garden is the single garage with double wooden doors, mezzanine storage and light with parking area in front of the doors.





- Attractive part walled south westerly rear garden enjoying a large Indian stone terrace ideal for entertaining and al fresco dining, predominately laid to lawn with cottage planted borders offering a variety of interest including roses and fruit trees. External oil boiler.
- Services & Points of Note: Mains electricity and water. Oil central heating. Shared private drainage. Charges: \$100 per month towards the maintenance of the sewerage treatment plant, communal courtyard and the private lane. Allocated parking space in courtyard. Communal bin store.
- Council Tax Band: F - Tonbridge & Malling Borough Council. EPC: E

#### Situation

The property is situated in Horns Lodge, a sought after private lane off the Shipbourne Road, on the rural outskirts of Tonbridge and the village of Shipbourne. Ideally located with access to some beautiful countryside and woodland walks, the Fairlawne Estate and to popular country pubs The Chaser Inn and The Kentish Rifleman. Local shopping includes Haywards Farm shop and York Parade, nearby Tonbridge, Hadlow and Sevenoaks which have a wide selection of shopping and recreational facilities including restaurants, bars, leisure centres and sports clubs. Shipbourne and Hildenborough also both benefit from weekly farmers markets. The area is well served with schooling, primary schools in Shipbourne, Plaxtol, Tonbridge, Sevenoaks and Seal, preparatory schools at Somerhill and Hilden Grange in Tonbridge, grammar schools including Judd Boys in Tonbridge, Tonbridge Girls and Weald of Kent Girls as well as public schools in Tonbridge and Sevenoaks. Mainline rail services run from Tonbridge, Hildenborough and Sevenoaks to Cannon Street/Charing Cross, with Borough Green locally offering services to London Bridge/Victoria. The M20 at Wrotham Heath gives access to the M25, Gatwick and Heathrow Airports, the Channel Tunnel Terminus and Bluewater Shopping Centre.

Viewing Strictly By Appointment

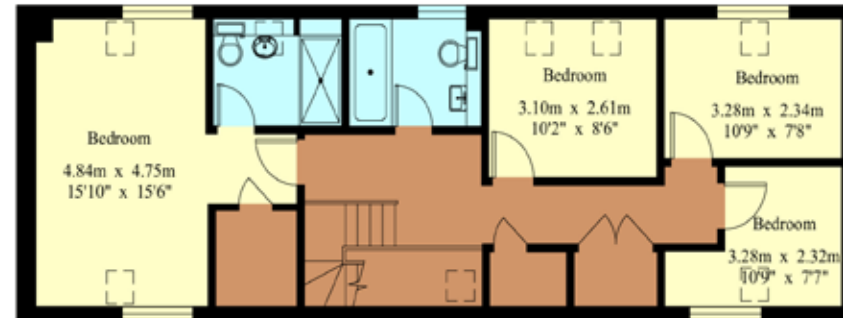
01732 834835

[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)



## 4 Horns Lodge Farm

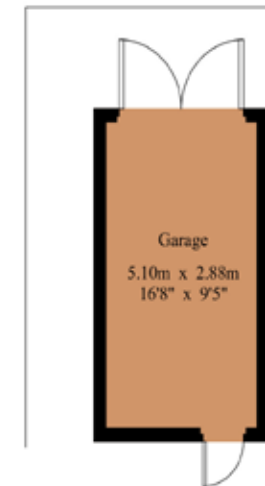
House - Gross Internal Area : 143.1 sq.m (1540 sq.ft.)  
Garage - Gross Internal Area : 14.6 sq.m (157 sq.ft.)



First Floor



Ground Floor



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