



Awen Lodge
London Road, Hildenborough

A detached property with one bedroom annexe and around 1.1 acres located in a sought-after Green Belt area

A generously-proportioned four bedroom family home with high ceilings, neutral décor and quality fixtures and fittings throughout. The property benefits from a self-contained annexe, easily integrated into the main house if required. It is located on the fringes of a desirable and highly-convenient village, near to local and town centre amenities.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



1.1 ACRES



FREEHOLD



VILLAGE



2,313 SQ FT



**GUIDE PRICE
£1,450,000**



The property

Awen Lodge is an attractive double-fronted family home offering more than 2,300 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to offer an elegant yet practical setting for family life and entertaining, the accommodation flows from an entrance porch and welcoming reception hall—featuring parquet flooring, useful storage, and an inner hall with a cloak area and modern cloakroom—into a series of well-proportioned living spaces. These include a dual-aspect sitting room with a feature fireplace and wood-burning stove, opening into a sunroom with full-height glazing and French doors to the rear terrace; a generous front-aspect office; and a kitchen/breakfast room fitted with a range of wall and base units, complementary work surfaces, modern integrated appliances, space for a dining table, and a door to the rear terrace.

A door from the inner hall opens into a spacious dual-aspect dining room, featuring French doors to the rear terrace, and leading to a well-fitted kitchen with side access, as well as a front-aspect double

bedroom with en suite shower room. Currently arranged as an annexe, this space can be easily re-integrated into the main house if desired.

Stairs rise from the reception hall to a generous first floor landing with useful eaves storage. It gives access to a part-vaulted triple aspect principal bedroom with a neighbouring family bathroom, three further well-proportioned bedrooms, two with built-in storage, and a second family bathroom.

There is more available on the property and it's history. Please contact Strutt and Sevenoaks for more information.



Outside

Set behind level lawn and having plenty of kerb appeal, the property is approached over a gravelled in-and-out forecourt providing private parking and leading through double wooden gates to further parking and a garage and adjacent shed.

The generous, well-maintained rear garden is laid mainly to lawn and bordered by mature flower and shrub beds. It features a vegetable garden with raised beds and several seating areas, including a paved space overlooking a garden pond. A large gravelled and paved wraparound terrace,(accessed directly from the kitchen, a sun room and annexe/living room/ dining room) offers an ideal setting for entertaining and al fresco dining. The entire garden is screened by mature trees, providing a high degree of privacy.

Location

The property is located in a Green Belt area on the fringes of the historic village of Hildenborough which offers day-to-day amenities including a church, village hall, local shopping, a weekly farmers' market, a Post Office, library, medical centre, theatre, pubs,

restaurants, cafés, a recreation ground, golf and country club, driving range and two primary schools. The property sits between Sevenoaks and Tonbridge, both of which offer more extensive shopping, service, leisure, recreational and sporting facilities.

Communications links are excellent: the nearby A21 links to the M25, motorway network, south coast, London and its airports, and Hildenborough station (1.3 miles) offers regular speedy connections to London in less than three quarters of an hour.



Distances

- A21 (Pembury Bypass) 1.0 mile
- Hildenborough 1.3 miles
- Sevenoaks 3.4 miles
- Tonbridge 3.7 miles
- M25 (Junction 5) 6.6 miles
- London Gatwick Airport 27.3 miles

Nearby Stations

- Hildenborough
- Tonbridge
- Sevenoaks
- Leigh

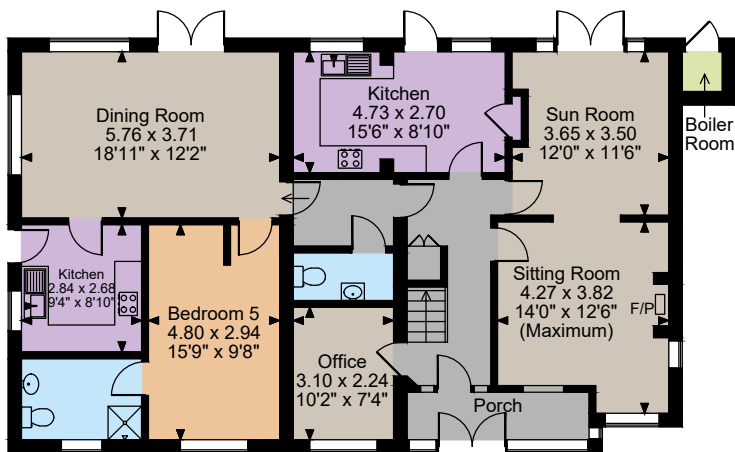
Key Locations

- Hever Castle & Gardens
- Chartwell (home of Winston Churchill)
- National Trust Knole
- High Weald National Landscape
- Kent Downs National Landscape
- Royal Tunbridge Wells
- Brands Hatch racing circuit

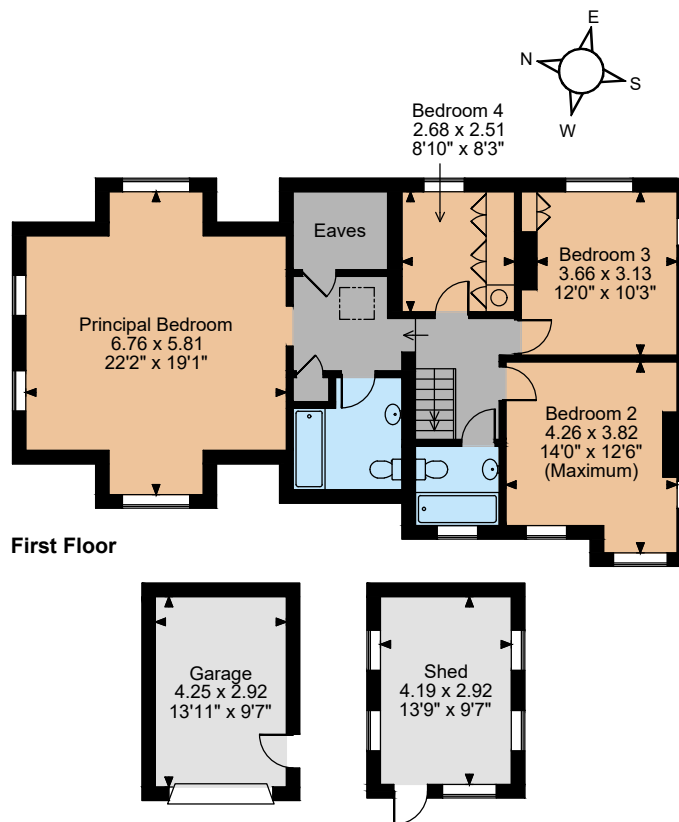
Nearby Schools

- The Judd School
- Tonbridge Grammar School
- Weald of Kent Grammar School
- The Skinners School (Grammar, Tunbridge Wells)
- Tunbridge Wells Grammar School for Boys
- Tunbridge Wells Girls Grammar School
- Sackville School
- Hildenborough Church of England Primary School
- Stocks Green Primary School
- Leigh Primary School
- St Margaret Clitherow Catholic Primary School
- Long Mead Community Primary School
- Weald Community Primary School
- Hilden Grange School
- Hilden Oaks Preparatory School and Nursery
- Leigh Academy Hugh Christiel





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2,313 sq ft (215 sq m)

For identification purposes only.

Directions

TN11 8NG

what3words: ///rope.tanks.title

This brings you to the driveway

General

Local Authority: Tonbridge & Malling Borough Council

Services: Mains electricity, water, and drainage.
Oil-fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

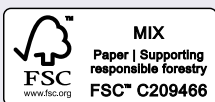
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com
struttandparker.com



@struttandparker

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