



Court Lodge , Coldharbour Lane, Hildenborough, Kent, TN11 9LE

Guide Price £1,200,000 - £1,300,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale for the first time in 65yrs is this charming and spacious four-bedroom coach house with separate one-bedroom annexe. Nestled along the highly sought-after Coldharbour Lane, this impressive and substantial four-bedroom Coach House, dating back to 1840, blending period charm with generous and versatile living space. Conveniently located for countryside walks and local amenities, the property also offers excellent commuter links via the nearby mainline station to London. The house lies within catchment for the highly regarded Stocks Green Primary School, along with other popular primary and secondary schools. The main house offers spacious and adaptable accommodation throughout. A welcoming entrance hall leads to a large sitting room with sash windows & parquet flooring and views over the garden, separate dining room, cloakroom WC with shower, and a well-equipped kitchen/breakfast room and a utility room. An inner lobby provides direct access to the front courtyard, rear garden and the self-contained annexe, making this property ideal for multi-generational living or further income opportunities. To the first floor, a stunning vaulted landing with exposed beams adds character and leads to four generous bedrooms, family bathroom and thoughtful storage options on the landing. The self-contained annexe is a real highlight, featuring a spacious sitting room with open fire and parquet flooring, a fitted kitchen, bathroom and separate WC, and a large bedroom with eaves storage on the first floor. With its own front entrance and private driveway, the annexe is perfect for extended family or as a rental/Airbnb opportunity. Externally, the home enjoys a gated front courtyard and a large beautifully landscaped rear garden, predominantly laid to lawn with mature shrubs, trees and well-stocked borders. Two detached garages to the rear provide additional parking with driveway space for a further two vehicles. Offered with no onward chain, this is a rare opportunity to acquire a distinctive and flexible family home in a highly desirable location. Viewing is highly recommended.

Four Bedrooms Coach House

One bedroom Annexe

Large Sitting Room

Dining Room

Kitchen / Breakfast Room

Utility Room

Cloakroom WC & Shower

Double Garage & Driveway

Front Courtyard & Large Established Garden

Parquet Flooring & Sash Windows

No Onward Chain





Court Lodge can be found in a semi-rural setting off Coldharbour Lane, one of the most sought after roads in Hildenborough.

Hildenborough is a picturesque village in Kent, offering a unique blend of rural charm and accessibility to nearby towns.

You can expect a friendly village atmosphere with a strong sense of community. There are local shops, a post office, a very highly regarded medical centre and village halls offering a vast selection of adult and children's clubs and activities.

Situated in the village are the well regarded Stocks Green and Hildenborough C of E primary schools and the nearby towns of Tonbridge and Sevenoaks offer Grammar schools both state and private.

Hildenborough boasts its own railway station with fast commuter links to London and with the M25 and A21 close by, the south coast and Channel tunnel are not far away.

Overall, Hildenborough offers a peaceful, rural lifestyle with good schools and commuter links. It's ideal for those seeking a village atmosphere with some modern amenities nearby.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

# Coldharbour Lane, Hildenborough, Tonbridge, TN11

Approximate Area = 2005 sq ft / 186.2 sq m (excludes lean to)

Annexe = 848 sq ft / 78.7 sq m

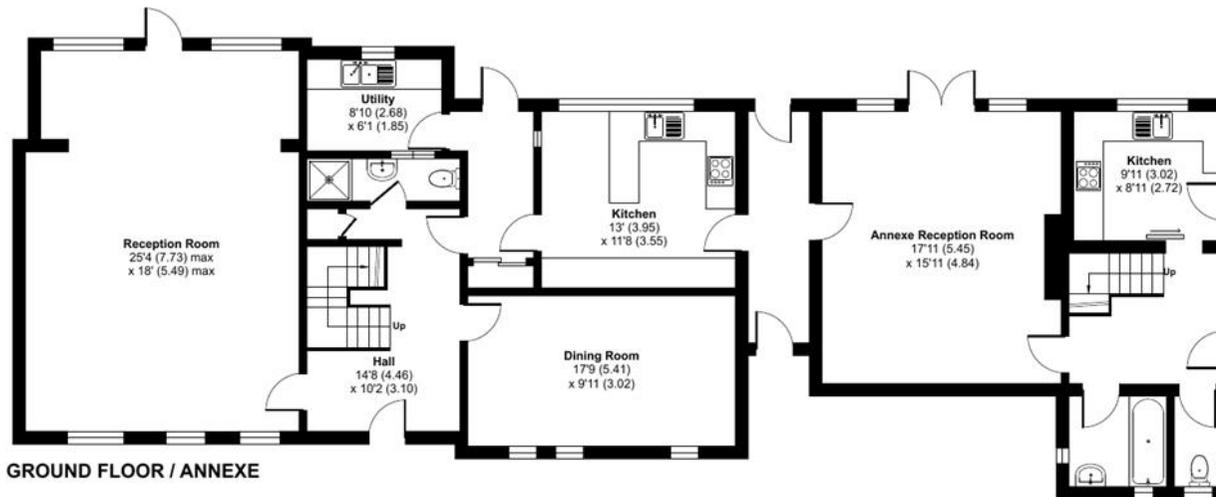
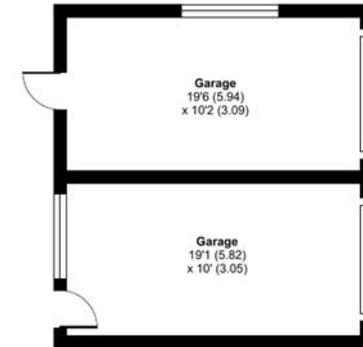
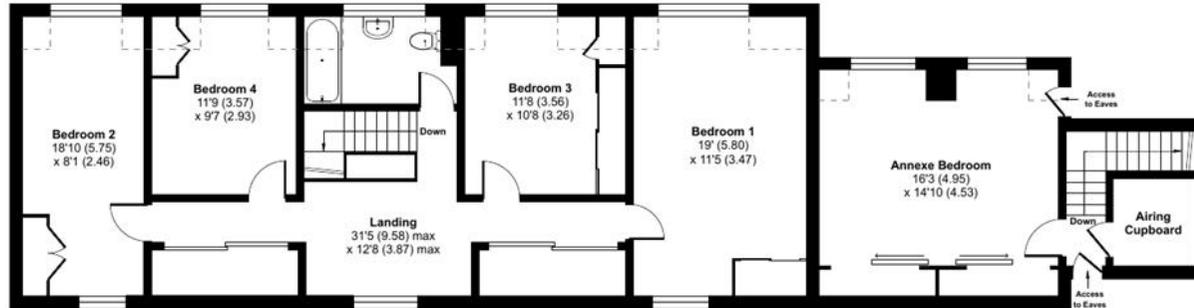
Limited Use Area(s) = 65 sq ft / 6 sq m

Garages = 393 sq ft / 36.5 sq m

Total = 3311 sq ft / 307.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts llp. REF: 1282279