



Hadlow Road East

Tonbridge, Kent TN11 0AE

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A substantial detached property with a large plot backing onto open farmland with private driveway parking, double garage and a large side plot with separate gated access.

- Entrance Hall
- Sitting Room
- Music/Dining Room
- Conservatory
- Snug/TV Room
- Kitchen
- Utility Room
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Bedroom 2 with En-Suite Shower Room
- Bedrooms 3 & 4
- Family Bathroom



### Property

Built in the early 1990's by Millwood Homes to their Alexandre Manor design in the style of a medieval Hall House, the property is positioned on a long drive on this exclusive no-through road and is one of just four similar houses.

Arched oak double doors open to the spacious entrance hall with oak flooring, virtually floor to ceiling attractive window to the front and stairs to the first floor. The drawing room is triple aspect with a large inglenook style open fireplace with a raised brick hearth. Glazed double doors lead to the garden and there is oak flooring. The dining room opens onto the conservatory and there is a study which is currently used as a snug/TV room. The good-sized double aspect kitchen/breakfast room is fitted with an





excellent range of cupboards and drawers with solid wood work surface over and an inset stainless steel sink. Appliances include a built-in fridge/freezer, dishwasher, range style cooker including 6 ring gas hob with splashback and extractor over and there is a breakfast bar and tiled flooring. A utility room, with space and plumbing for a washer/dryer, and a cloakroom complete the ground floor accommodation.

Stairs lead to the galleried landing with an airing cupboard and access to the bedroom accommodation. The master bedroom is dual aspect with wardrobes to one wall and an en-suite shower room. The second bedroom also benefits from an en-suite shower room and there are two further bedrooms and family bathroom with stylish tiling and a luxury shower.

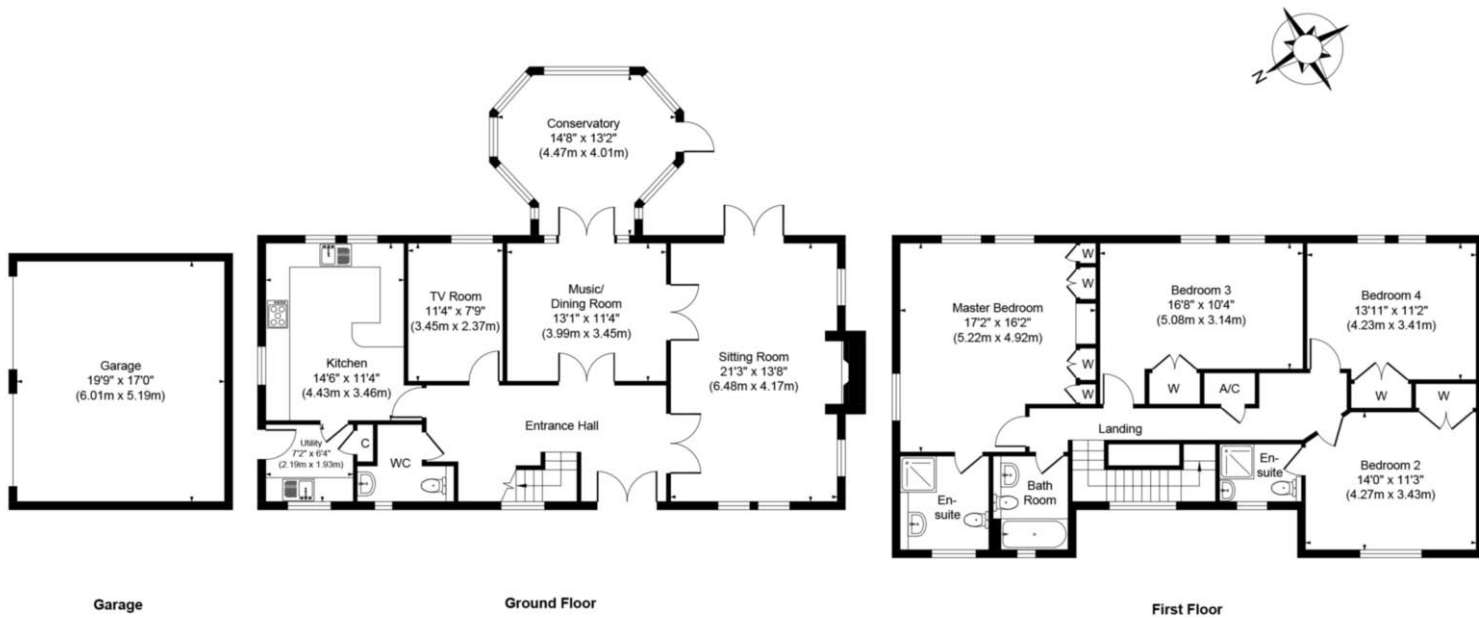
### Outside

The property has ample private driveway parking to the front, which leads to a detached double garage with double doors and excellent storage. The garden has been landscaped to include a large patio which leads onto a shaped lawn with stocked flower and shrub borders. There is a post and rail fenced rear boundary with views over open farmland beyond. Additional seating areas offer the opportunity to enjoy the view and hedging separates the side garden which is a vast size and has a separate access point to the far end.

### Situation

The property is located in a delightful semi-rural location, approximately 1.4 miles from Hadlow village which has a range of local shops, primary school and church. Tonbridge town centre and mainline station are approximately 2.5 miles away, it offers a fine range of educational facilities in both the state and private sectors including Tonbridge School, Judd, Tonbridge Grammar, Weald of Kent, Hayesbrook and K College. Sevenoaks is about 8.5 miles to the north. Access to the M20 and M26 is at Wrotham Heath and recreational pursuits in the area include golf at Poulton Wood and Nizels, Tonbridge Sports Ground provides swimming pools, tennis courts, riverside walks and cycle path to Penshurst.





House Approx. Internal Floor Area 2269 sq. ft / 210.83 sq. m  
 Garage Approx. Internal Floor Area 335 sq. ft / 31.19 sq. m  
 Approx. Gross Internal Floor Area 2605 sq. ft / 242.02 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Directions

From Sevenoaks, head south on Tonbridge Road, A225. At Morleys Roundabout continue straight onto London Road, B245. Continue through Hildenborough and then turn right onto Dry Hill Park Road. At the roundabout continue straight over and at the T-junction turn left onto Hadlow Road, A26. Follow the road towards Hadlow, pass the BP garage and take the immediate right after the petrol station. Follow the private drive and Bramble Cottage will be found on the right hand side.

### Tenure

Freehold

### Services

All main services are connected.

### Local Authority

Tonbridge & Malling Borough Council  
 Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(56-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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