



Cinders Barn & The Den
Ashes Lane
Hadlow
Tonbridge
Kent
TN11 9QU

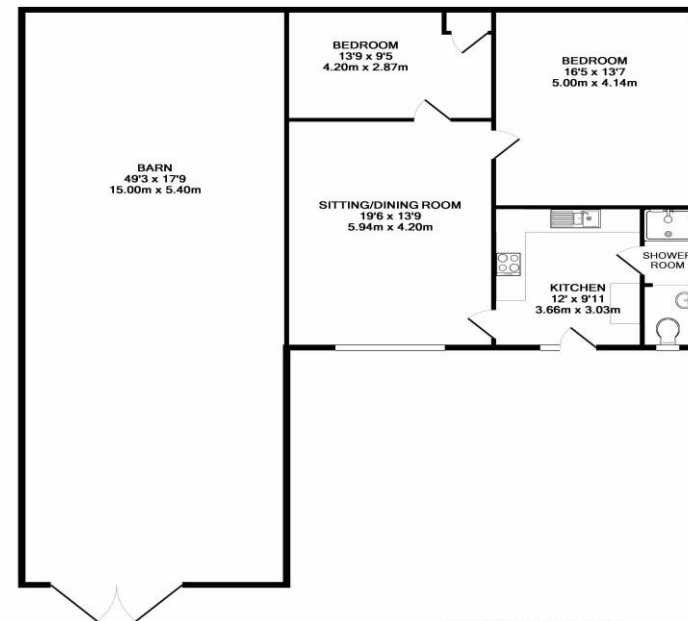
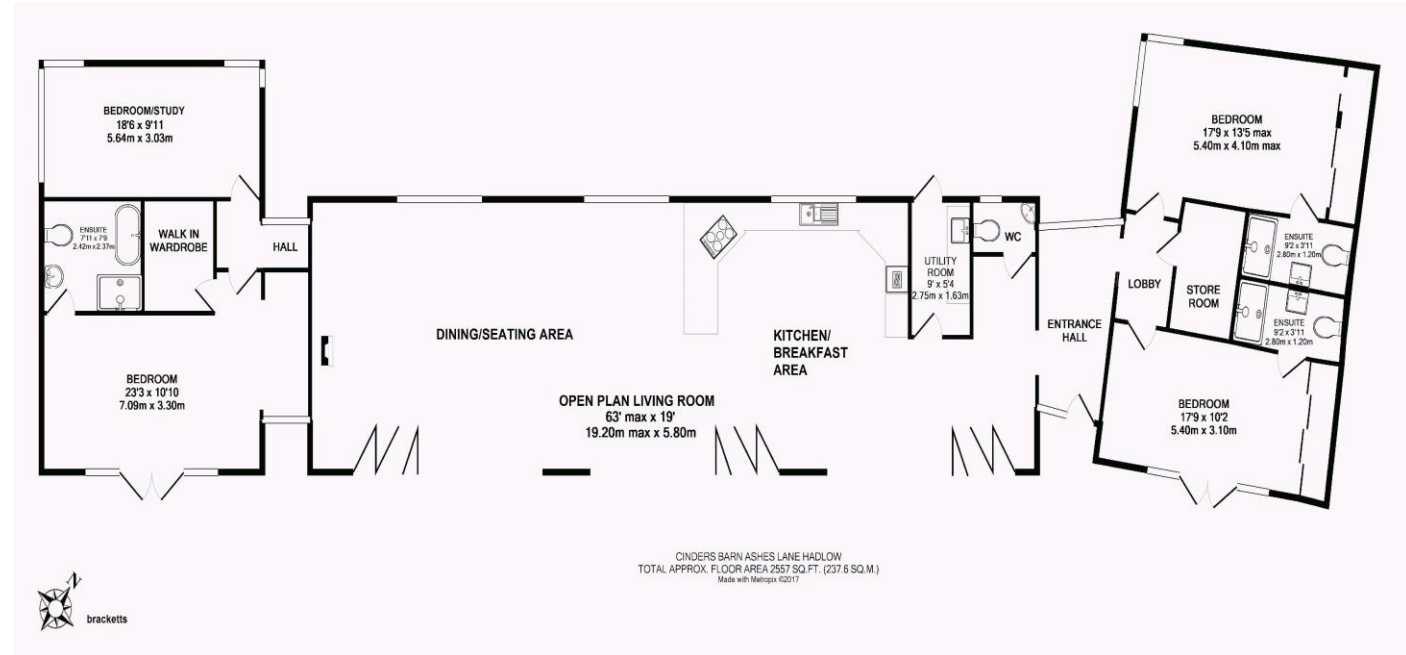
- Unique Opportunity
- Two Detached Dwellings
- Detached 3/4 Bedroom Single Story Barn
- 64 ft Openplan Living / Family Room
- Three En-suites
- Detached 2 Bedroom Bungalow With Scope
- Approx 1.47 Acres
- Tucked Away In A Quiet Location

Guide Price £1,200,000 - £1,300,000
Freehold

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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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VIEWING

By appointment with Bracketts on 01732 350503

SITUATION

Hadlow village offers a good range of local shops, primary school, doctors' surgery, dentist, library and church. Tonbridge town centre and mainline station is about 6 miles and the county town of Maidstone about 9 miles and West Malling 8 Miles, Mainline Rail Services: West Malling and Tonbridge railway station (Victoria, London Bridge, Waterloo East, London Charing Cross and Cannon Street). Schools: Private and state educational facilities of all grades are available in the area, including Tonbridge School, Hilden Grange and Hilden Oaks preparatory schools, Judd, Tonbridge Grammar and the Schools at Somerhill. Leisure Facilities: Extensive sporting and leisure facilities include the nearby Nizels Golf/Health Club and Hilden Park Golf driving range. Poulton Wood golf course and squash courts, Knight's Park Leisure Complex with multiplex cinema in Tunbridge Wells, The Angel Centre in Tonbridge and Tonbridge swimming pool. Sevenoaks Swimming and Leisure Centre. Motorway Links: M20/M26 at Wrotham Heath (approx. 5 miles) and via A21 to M25 in Tonbridge gives access to Gatwick and Heathrow Airports, Ebbsfleet International and links through to the M20 to Dover, the Channel Tunnel terminus at Folkestone and Ashford International Station.

TO BE SOLD

Bracketts are delighted to offer for sale this unusual and rare opportunity to purchase a substantial single storey converted barn and a detached bungalow which stand in their own plot of approximately 1.43 acres. The properties are both on separate titles and will be an ideal combination for two families joining together. The properties are tucked away in a secluded and semi-rural position on the outskirts of Tonbridge in a peaceful location. Cinders Barn was constructed in 2015 and is finished to an extremely high standard and offers three en-suite bedrooms and a further family room/bedroom four. There is a stunning 62ft long open plan family living area which incorporates a kitchen/breakfast room, dining area and living area with three sets of bi-folding doors overlooking the grounds and fields beyond. The Den is a detached bungalow situated adjacent to Cinders Barn and is currently rented out and provides two bedrooms, sitting room/dining room, kitchen and a 49ft x 17ft attached barn/garage which is ideal for conversion if necessary and this property would make an ideal annexe or investment. The properties are approached via a partially shared driveway which in turn gives access to electrically controlled gates which lead to a substantial parking area and the grounds are predominantly laid to lawn. There are currently two paddocks for the owner's alpacas and viewings are strongly recommended.

THE BARN

GROUND FLOOR

Floor to ceiling height glazed entrance which gives access to a regular shaped hallway.

ENTRANCE HALL

Doors through to open plan living area and inner lobby. Glazed floor to ceiling height window to rear elevation.

OPEN PLAN LIVING AREA 63' 0" x 19' 0" (19.19m x 5.79m)

This is a spectacular room with three sets of bi-folding doors overlooking the gardens. There is access to a cloakroom, utility room and the master bedroom suite and bedroom 4/study.

KITCHEN / BREAKFAST AREA

The kitchen area has a range of matching wall and base units incorporating cupboards and drawers, granite worktops, sink unit drainer inset, induction hob with extractor over, separate double electric oven, integrated dishwasher, ceramic tiled flooring to the kitchen area, and window to rear. In the breakfast area there is oak flooring, two sets of bi-folding doors to the front, access to utility room and cloakroom.

DINING / SITTING AREA

Two windows to rear, bi-folding doors to front aspect, solid oak flooring, wood burning stove, TV and telephone points, door through to master bedroom suite which is accessed via a small hallway which in turn gives access to both the master suite and bedroom four/study. Doorway leading through to bedroom.

BEDROOM 23' 3" x 10' 0" (7.08m x 3.05m)

Floor to ceiling height windows and two doors opening through to front elevation. Dressing area, TV and telephone points, door to walk-in wardrobe and en-suite.

EN-SUITE 7' 11" x 7' 9" (2.41m x 2.36m)

Freestanding claw footed bath, double shower cubicle, wash hand basin and low level WC, tiled flooring, part tiled walls.

BEDROOM/STUDY 18' 6" x 9' 11" (5.63m x 3.02m)

Triple aspect with windows to rear on both sides, TV and telephone points,. This rooms makes an ideal guest bedroom or office.

INNER LOBBY

Giving access to bedrooms two and three and a large store room.

BEDROOM 17' 9" x 10' 2" (5.41m x 3.10m)

Two floor to ceiling height glazed windows and central doors leading to front aspect, extensive built-in wardrobes with four solid oak sliding doors. TV and telephone points, door to:

EN-SUITE

Double shower cubicle, low level WC, wash hand basin with cupboard below, tiled flooring and part tiled walls.

BEDROOM 17' 9" x 13' 5" (5.41m x 4.09m)

Windows to rear and side, TV and telephone points, built-in wardrobes with sliding solid oak doors, boiler within and door to:

EN-SUITE

Double shower cubicle, wash hand basin with cupboard below and low level WC, part tiled walls and part tiled floor.

THE DEN

GROUND FLOOR

Entrance door which gives access to:

KITCHEN 12' 0" x 9' 11" (3.65m x 3.02m)

Range of matching wall and base units incorporating cupboards and drawers, induction hob with extractor over, sink unit drainer, small window to front elevation, intergral dishwasher, space and plumbing for washing machine and fridge freezer, door through to shower room and sitting/dining room.

SHOWER ROOM

Shower cubicle, low level WC, wash hand basin and window to front.

SITTING/DINING ROOM 19' 6" x 13' 9" (5.94m x 4.19m)

Window to front aspect, radiator, doors to both bedrooms.

BEDROOM 16' 5" x 13' 7" (5.00m x 4.14m)

Window to side elevation, radiator.

BEDROOM TWO 13' 9" x 9' 5" (4.19m x 2.87m)

Built-in cupboard. This room currently does not have a window but could either be incorporated into another room or could provide a window to the rear elevation.

ATTACHED BARN 49' 3" x 17' 9" (15.00m x 5.41m)

This is a stunning room, partially vaulted ceiling and could be converted if necessary to provide further accommodation to The Den. This is also ideal as a large garage unit/workshop with two timber doors to the front aspect.

OUTSIDE

Cinders Barn and The Den are approached by a partially shared driveway. There are electronically remote controlled gates which give access to a substantial gravelled drive and parking area which provides ample parking for both The Den and Cinders Barn. The grounds are predominantly laid to lawn and there are currently two paddocks for the owners' alpacas. There is a terrace to the front of the barn and a gravelled area to the front of The Den which are ideal for seating areas, both offering views over the grounds and fields beyond.





