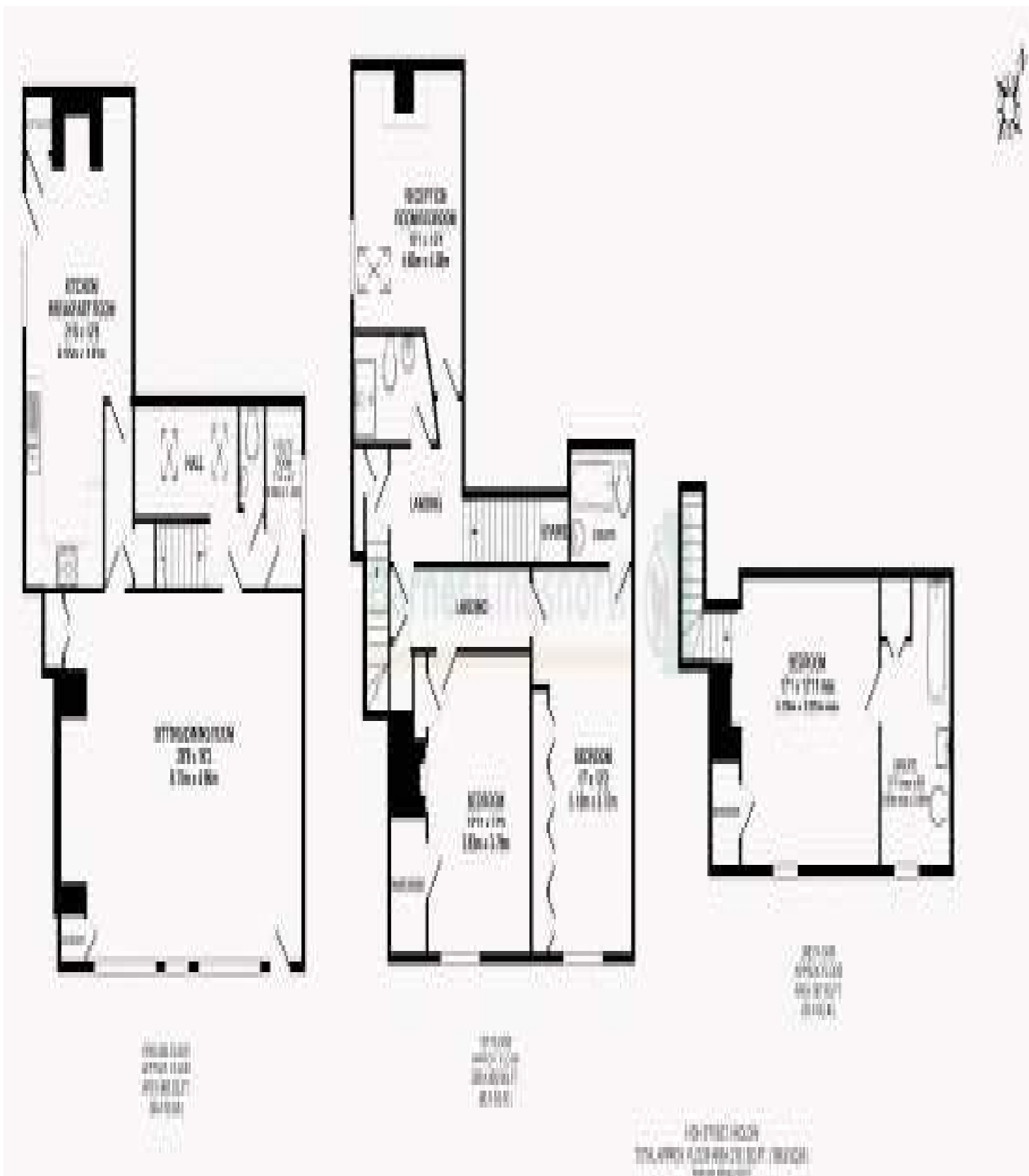


**Barnes Kingsnorth offices at:**

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



**Lime Tree House, High Street, Hadlow, Kent, TN10 0EE**

**OIRO £680,000 Freehold**

**Viewings strictly by appointment with the agent**

**Tel: 01732 771616**

**[www.bkestateagents.com](http://www.bkestateagents.com)**

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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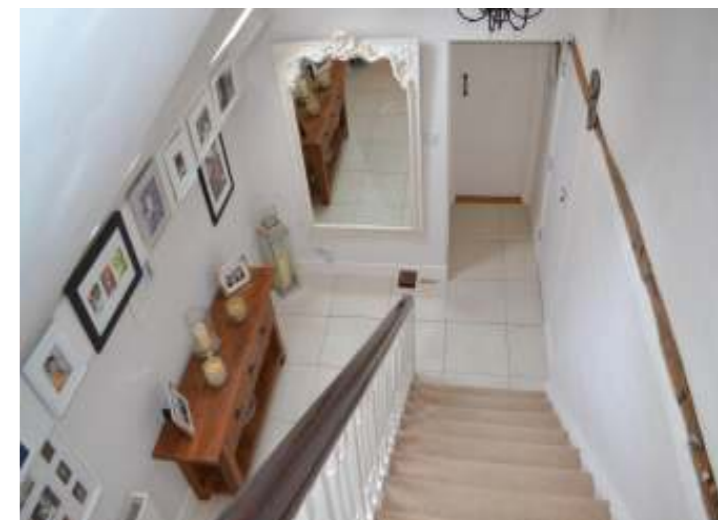
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## THE PROPERTY

The WOW factor certainly applies to this stunning Grade II listed attached property located in the centre of the favoured village of Hadlow. Immaculately presented with many period features this property also offers spacious family accommodation. The stunning sitting/dining room includes a large brick inglenook fireplace, to cosy up to during those long winter evenings, together with a wealth of exposed beams. The magnificent kitchen/breakfast room, bursting with character, is sure to become the “hub” of the home. Fitted with a Smeg range and other integrated appliances. Light floods in through the Velux windows in the inner hall which has a downstairs cloakroom and a useful utility room. The first floor has three double bedrooms, one of which is currently being used as a TV room and Bedroom One has an en-suite bathroom, there is also a separate luxury shower room on this floor. A further set of stairs leads to the second floor where you will find the main bedroom suite with magnificent vaulted ceiling and original oak flooring plus a luxury en-suite bathroom.

## OUTSIDE

The charming courtyard garden offers a quiet outside space to enjoy the sunshine and this property also has the benefit of its own parking space. Internal viewing is recommended to fully appreciate the well planned and exceptionally well maintained accommodation this character property has to offer.



## THE AREA

The property is situated in the centre of the charming village of Hadlow with its thriving and active community and located approximately 4 miles distant from Tonbridge on the northern side. Hadlow ticks all the boxes offering local shops and amenities including doctors, dentist, chemist, library, primary school and St Mary's Church as well as good bus services to Tonbridge and Tunbridge Wells or easterly to Maidstone. In addition the surrounding area has many walks through farmland and orchards ..... a taste of the Garden of England! Tonbridge town offers an excellent range of shopping and recreational facilities along with a mainline station offering services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the M25/M20 and south coast.

**Energy Efficiency Rating: NOT REQUIRED**

**Council Tax Band: G**

*In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.*

