



Ibbett Mosely

High Street, Hadlow TN11 0DD  
Price Guide £425,000





## The Square, Hadlow Tonbridge, TN11 0DD

### Charming End-of-Terrace Cottage for over 55's in select development in the heart of the village of Hadlow

- Charming cottage
- Only short walk to Hadlow high street
- 3 bedrooms (two with fitted wardrobes)
- Over 55 years old Select Development
- Two Reception Rooms
- Gated Community
- Courtyard garden
- Allocated & visitor parking
- Quiet tucked away location
- No Forward Chain

**Adorable Cottage:** This delightful three-bedroom home features two fitted wardrobes and a peaceful ambiance  
**Exclusive Community:** Designed for residents aged 55 and over, ensuring a safe and secure environment.  
**Outdoor Space:** Enjoy a south-facing courtyard garden and access to a communal garden with seating—perfect for socialising or relaxing in the sun.  
**Convenient Parking:** Allocated parking for residents and visitor spaces available.  
**Prime Location:** Just one minute's walk to Hadlow high street with a variety of local shops and amenities.  
**No Onward Chain:** Move in without the hassle of a chain!

#### DESCRIPTION

Welcome to Cherry Cottage, a charming home nestled in the heart of Hadlow village. With its character brick and white weatherboard exterior, this property exudes warmth and charm.  
 The cottage comprises:  
**Entrance Hall:** Inviting and practical, featuring quarry tiles. leading to ground floor Cloakroom with Wc and Wash hand basin  
**Country-Style Kitchen:** Complete with white cabinetry, electric double oven, gas hob, integrated appliances, and a breakfast bar area.  
**Dining Room:** Seamlessly flows into the airy sitting room, ideal for entertaining or family gatherings.  
**Three Bedrooms:** Generously sized, with the main bedroom offering two fitted wardrobes and tranquil views.  
 The modern bathroom features a convenient walk-in shower.

#### Viewing Information:

We highly recommend viewing this property to fully appreciate its charm and welcoming atmosphere. For more information please contact us

Cherry Cottage is more than just a home; it's a lifestyle choice, perfectly suited for the over-55 community. Make it yours today!

#### OUTSIDE

To the rear you have your own private, mature courtyard garden—a perfect setting for afternoon tea or a quiet read

#### LOCATION

Hadlow offering a village atmosphere and a strong sense of community. You'll find essential services within walking distance. Doctors, Dentist including a bakery, pharmacy, library, and a delightful tea shop. Plus, with easy access to nearby towns like Tonbridge, Tunbridge Wells, and Sevenoaks, you're never far from more extensive shopping and entertainment options.

#### AGENTS NOTES

The ten houses are all leasehold (long lease of over 970 years) and the freehold is owned by all the residents. There is a small management committee made up of the owners. Residents must be over fifty-five, however, this not like a normal retirement retreat in that currently the maintenance is £125.00 per month. This covers buildings insurance, upkeep of the external buildings, including regular painting, gardening of the common areas and regular window cleaning.







## Cherry Cottage, The Square, Hadlow, Tonbridge, Kent, TN11 0DD



This plan is for guidance only and must not be relied upon as a statement of fact.

# Ibbett Mosely

TONBRIDGE 01732 351323

TONBRIDGE@IBBETTMOSELY.CO.UK

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust  
offices in Kent and London