



Ibbett Mosely

High Street, Hadlow TN11 0DD



## 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

GUIDE PRICE £400,000 - £425,000 This delightful three-bedroom home features two fitted wardrobes and a peaceful ambience

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

#### WHAT THE OWNERS SAY ABOUT CHERRY COTTAGE

IT IS SET BACK IN A DELIGHTFUL SETTING and all the owners of the ten properties in The Square own the freehold and have a management committee of some of the residents, all decisions are made with the best interests of those living there. There are regular meetings to discuss matters so everyone is aware of any issues or work due to be carried out. Because it is done in this way, it takes

over a good deal of the everyday bills and worries that may occur. The outside of the homes are regularly painted, the buildings insurance is covered, a gardener attends regularly as does the window cleaner. This is all covered in the monthly maintenance charge. All each resident has to do is organise contents insurance, energy and Wi-Fi/phone. It really does make things easy and less stressful - and it is far less expensive than the usual 'retirement' places. It is also an ideal lock-up-and-leave property.

#### 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 £138.00 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.

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