



Ibbett Mosely

Common Road, Hadlow, Tonbridge TN11 0JE
Price Guide £935,000



Detached Chalet Bungalow situated on a country lane on the edge of the popular village of Hadlow, with delightful gardens & grounds of 0.90 of acre.

Thrift Cottage is a charming 3 bedroom detached chalet bungalow located on a quiet country lane at the edge of Hadlow village, offering easy access to local amenities such as a doctor's surgery, post office, bakery, village shop, primary school, church, and pub.

This spacious family home is arranged over two floors and features:

Ground floor: A large entrance hall, study/bedroom, additional bedroom with built-in wardrobe, shower room, and a generously sized kitchen/breakfast room with integrated appliances. The living room has a feature fireplace and access to a conservatory, both overlooking the garden. There's also a dining room, study, and cloakroom.

First floor: The main suite has an en suite bathroom.

The property is set on a generous plot, with a driveway and a garage. It offers both family living and entertaining spaces, complemented by attractive views of the surrounding garden with two natural ponds.

- Well-presented Chalet Bungalow
- 3 bedrooms,
- 3 reception rooms
- Conservatory
- Summerhouse
- Garage and Parking
- Edge of village location
- Tonbridge approx. over 4.5 miles
- Lovely established gardens with two natural ponds
- Total Plot approaching 0.90 of an acre

DESCRIPTION

Thrift Cottage is a charming detached chalet bungalow, situated on a quiet country lane at the edge of the popular village of Hadlow. The village offers convenient amenities, including a doctor's surgery, post office, bakery, village shop, primary school, church, and a public house.

This chalet-style detached family home provides spacious accommodation arranged over two floors, making it ideal for both family living and entertaining.

Entering through the front door, you are greeted by a spacious entrance hallway with a built-in cloaks cupboard.

The ground floor comprises:

Bedroom 3, featuring a double-glazed window to the front.

Bedroom 2, also with a double-glazed window to the front and a built-in double wardrobe.

A shower room with a double-glazed window to the





side, a double-width shower, enclosed washbasin, and WC. The large kitchen/breakfast room, featuring double-glazed windows to the side and rear. It includes a range of fitted base and wall-mounted units with work surfaces and tiled surrounds. Inset drainer sink unit, and a fitted breakfast bar. Appliances include a 4-ring ceramic hob with an extractor fan, a built-in electric oven, a Neff microwave, and a built-in fridge/freezer.

There is a fitted washing machine, dishwasher, tumble drier and Harvey's water softener.

An outer lobby with access to the outside and a cloakroom with WC, washbasin, and a double-glazed window to the side.

The spacious triple-aspect living room overlooks the garden through double-glazed windows and features sliding patio doors for outdoor access. A feature fireplace with a tiled surround, hearth, and wooden mantel adds character to the room. Adjacent to the living room is the conservatory, offering beautiful garden views with double-glazed doors leading outside.

The dining room enjoys views of the rear garden, while an additional study/reception room includes a staircase leading to the first floor.

On the first floor:

The main bedroom has double-glazed windows and eaves storage space.

The bathroom features a Velux window, WC, bidet, washbasin, and a panel bath with a mixer tap.

OUTSIDE

The property is approached via a driveway offering parking and access to the garage. The outbuildings comprise a double aspect summerhouse, which was used as an office with power connected, there is an outside store housing Worcester Bosch Greenstar boiler for oil heating.

The impressive gardens are a real feature of the property and are predominantly laid to lawns interspersed with a variety of specimen trees, and well-stocked shrubs and hedge screening to the front. A paved terrace spans the side of the property and provides excellent areas for al fresco entertaining. The gardens and grounds amount to about 0.90 acres in total. There are two natural ponds





LOCATION

Situated conveniently for Hadlow Village and benefits from a good range of facilities including chemist, bakers, supermarket, eating establishments as well as medical centre, dentist, leisure pursuits and library. Tonbridge with excellent shops including Waitrose and Sainsburys and main line station serving London and the South Coast is about four miles. The town also offers a comprehensive selection of private and state schools and there is also a primary school in the village.

AGENTS NOTE

Local Authority Kent

Council Tax Band: E

Annual Price: £2,770

Conservation Area No

Flood Risk No Risk

Private Drainage includes Allerton Concept Treatment Plant

Floor Area

0 ft 2 / 0 m 2

Plot size 0.90 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband Basic

16 Mbps

Superfast

38 Mbps

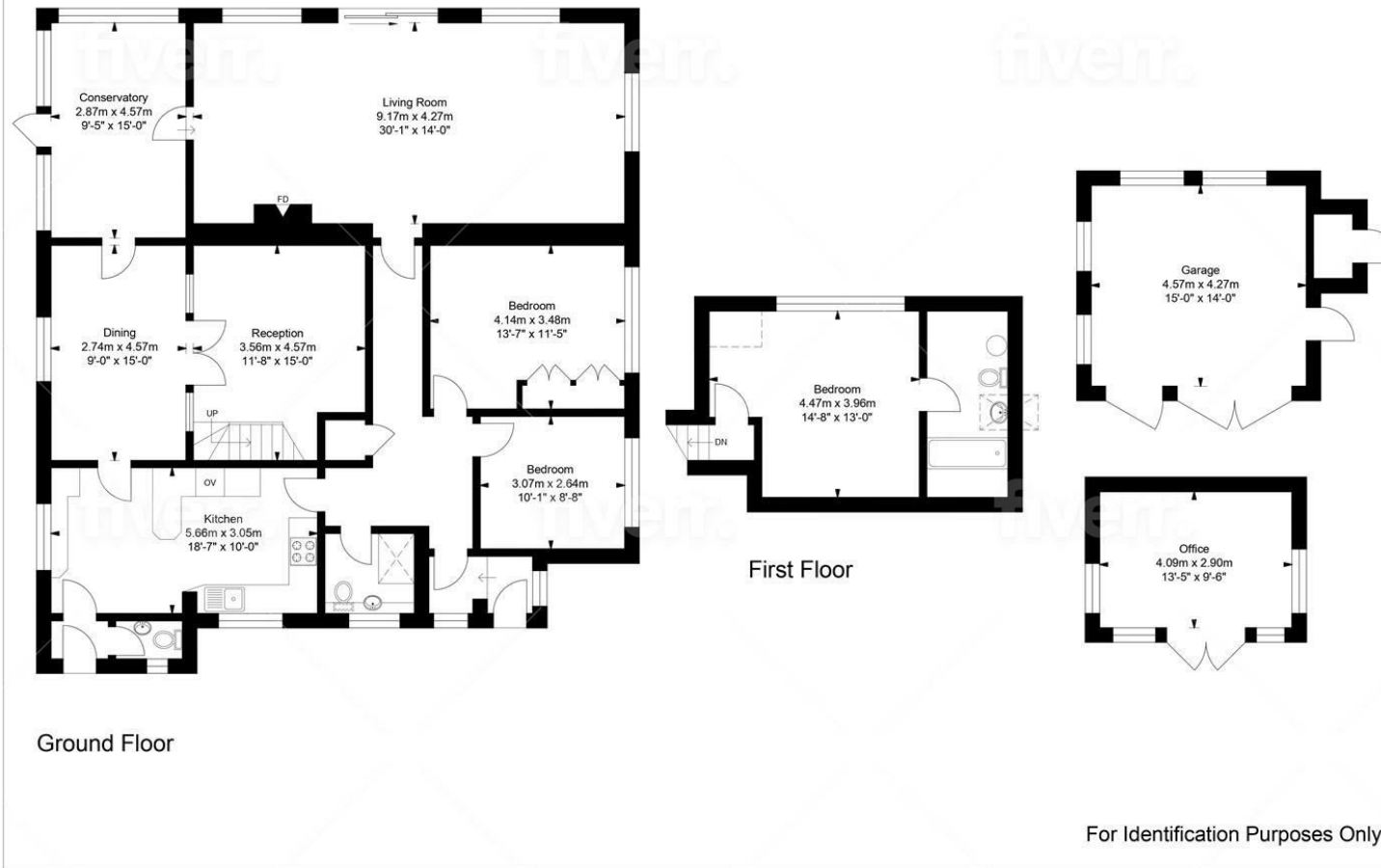
Probate has been granted

The Observatory Dome and telescope are available by separate negotiation or will be dismantled and moved.

DIRECTIONS

Head towards Hadlow on the A26. Continue through Hadlow village and turn left on to Common Road. The entrance can be found along on the left.

Gross Internal Area (House) : 177.80 sq.m (1913.81 sq.ft)
 Gross Internal Area (Garage) : 19.51 sq.m (210.00 sq.ft)
 Gross Internal Area (Office) : 11.84 sq.m (127.46 sq.ft)



Ibbett Mosely

01732 351323

EPC Rating- E

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

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