



Ibbett Mosely

Moorcroft Maidstone Road, Hadlow Kent, TN11 0HP  
Guide Price £475,000





## Moorcroft Maidstone Road, Hadlow, Kent, TN11 0HP

**A CONTEMPORARY STYLE BUNGALOW BUILT IN 2019 DESIGNED TO LIFETIME HOME STANDARDS WITH A VERY HIGH SPECIFICATION AND LEVEL OF ENERGY EFFICIENCY ( EPC RATING B) ON A SMALL SELECT DEVELOPMENT WITHIN WALKING DISTANCE OF THE FAVOURED VILLAGE CENTRE**

**AN INTERNAL INSPECTION IS STRONGLY ADVISED TO FULLY APPRECIATE THE MANY FEATURES AND WELL MAINTAINED ACCOMMODATION OFFERED WITHIN THIS QUITE OUTSTANDING HOME**

- MASTER BEDROOM WITH EN SUITE WET ROOM
- BRIGHT SITTING ROOM WITH VAULTED CEILING AND LARGE CONSERVATORY STYLE WINDOW
- TRIPLE GLAZING AND GAS UNDERFLOOR HEATING
- NO CHAIN
- SECOND BEDROOM
- DINING ROOM
- CAR PORCH AND ADDITIONAL ALLOCATED CAR PARKING SPACE
- FAMILY BATHROOM
- WELL APPOINTED KITCHEN
- EASILY MAINTAINED PRIVATE GARDEN AND COMMUNAL CENTRAL GARDEN

A CONTEMPORARY STYLE BUNGALOW BUILT IN 2019 WHICH IS CHAIN FREE OFFERING SPACIOUS ACCOMMODATION WITH A CONTEMPORARY KITCHEN, OPEN PLAN LIVING AND PRIVATE REAR GARDEN.

Built in 2019 by Cedar Rydal on a development of only six bungalows constructed on a three quarter acre plot and being in the middle of a terrace of three, and designed to 'Lifetime Home' standards. The architect was keen to provide a high degree of energy efficiency so much so that the development was awarded a much coveted B rating. The specification was also of prime importance so that everything is to the best quality and finish with ease of maintenance in mind.

The features are so numerous but of particular note are triple glazing to windows and doors throughout, well appointed kitchen fully equipped with Bosch appliances, underfloor gas heating, Vent-Axia mechanical ventilation with heat recovery system to minimise heat loss whilst maintaining indoor air quality. as well as every facility for wheelchair users. Externally there is an electric vehicle charging point together with a car porch and additional allocated parking space and a private enclosed easily manageable rear garden.

The sale provides a rare opportunity to purchase a quite

unique and attractive single storey home located around a central communal garden and is considered worthy of an early inspection to avoid disappointment.

### HADLOW

Occupying a fine position in this gated private development of just six bungalows around a central communal garden being within walking distance (under half a mile) of the favoured village . Hadlow centre is a Conservation Area 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. The county town of Maidstone is about ten miles and a regular bus service for both towns stops outside The Orchard.

Access to footpaths over the delightful surrounding countryside and through to the Greensand Way and Wealdway is close at hand. The motorway network including M20/M26/M25 and A20 are all a few minutes drive.

### ENTRANCE CAR PORCH

With bench seat/boot or parcel locker. Block pavers. Electric vehicle charging point.

### SITTING ROOM

With a feature vaulted ceiling and a large conservatory style window overlooking the central garden creating a spacious and light filled room with engineered oak floor boards. Nibe Contura 510 style wood burning stove (under warranty) - perfect for relaxation!

### FEATURE KITCHEN

With a carefully designed layout to maximise efficiency and painted shaker units being well appointed with Bosch integrated appliances. There is a partial room divider unit housing a one and a half bowl single drainer ceramic sink having a cupboard, dishwasher and washing machine under and a breakfast bar to the sitting room side. Working surface to side with frameless touch control induction hob and integrated recirculating cooker hood, cupboards under and wall cupboards over. Additional working surface with drawers and cupboards under, display shelf over. Floor to ceiling range of three cupboards one with oven and Vent-Axia mechanical ventilation with heat recovery system unit over, the other with a fridge and freezer under and the last with shelving and the Worcester Bosch (Greenstar 36CDi Classic) condensing combi boiler. Engineered oak floor boards.

### DINING ROOM

With engineered oak floor boards. Wide glazed double doors opening to patio and garden.

### MASTER BEDROOM

With fitted wool carpet. EN SUITE WET ROOM with walk in shower having large head and hand shower, wash basin in vanity unit, drawers under and inset mirror with demister pad over, low level WC suite. Ladder style heated towel rail. large format porcelain tiles. Velux sun tunnel.

### BEDROOM TWO

With loft ladder access to semi boarded loft having power and light.

### FAMILY BATHROOM

With panelled bath and rain shower over, wash basin in vanity unit with drawers under, having inset mirror with demister pad over, low level WC suite. Ladder style heated towel rail, large format porcelain tiling. Velux sun tunnel

### OUTSIDE

The Orchard is approached through electric vehicular gates over a limestone chippings driveway around the central communal area having lawn, young apple trees and seating. Additional allocated car parking space and two visitors car parking spaces.

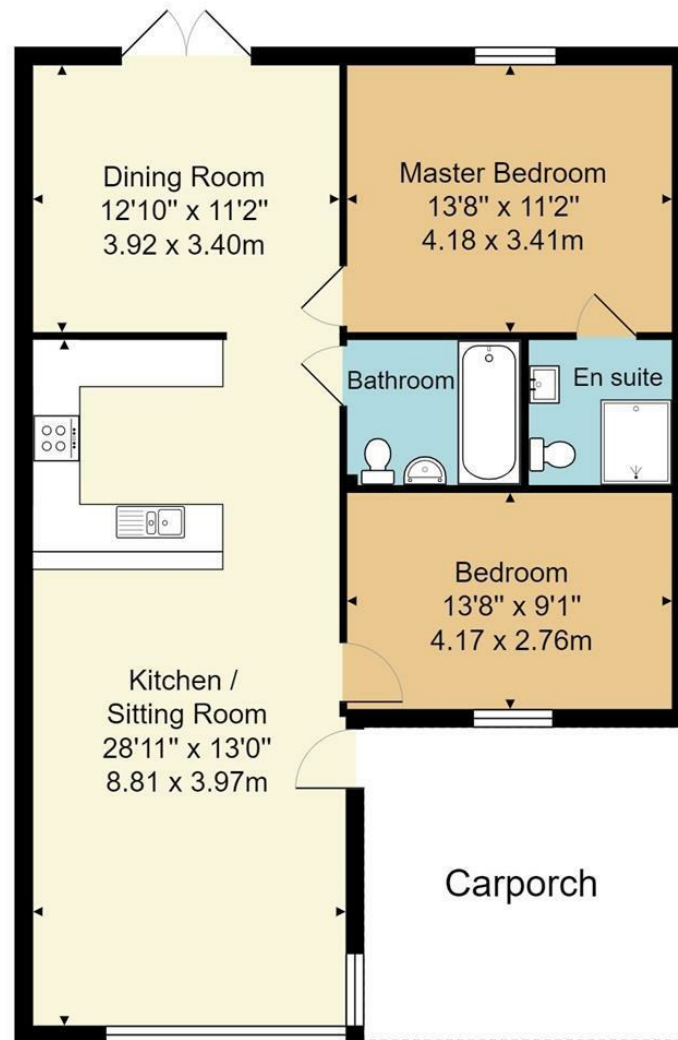
The REAR GARDEN has been tastefully landscaped and has a sandstone paved patio, area of lawn, stocked beds and two planter beds. Garden shed. Pedestrian gate to Cemetery Lane.

### NOTE

There is a management company which owns the freehold of the communal, shared areas, including the central orchard and driveway of which the six owners are the only members. The current service charge is £350 per annum.







Approx. Gross Internal Area  
899 ft<sup>2</sup> ... 83.5 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Tonbridge 01732 351323**

**EPC Rating- B**

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