



Leavers Oast Stanford Lane, Hadlow, Tonbridge, TN11 0JN

Offers over £1,195,000

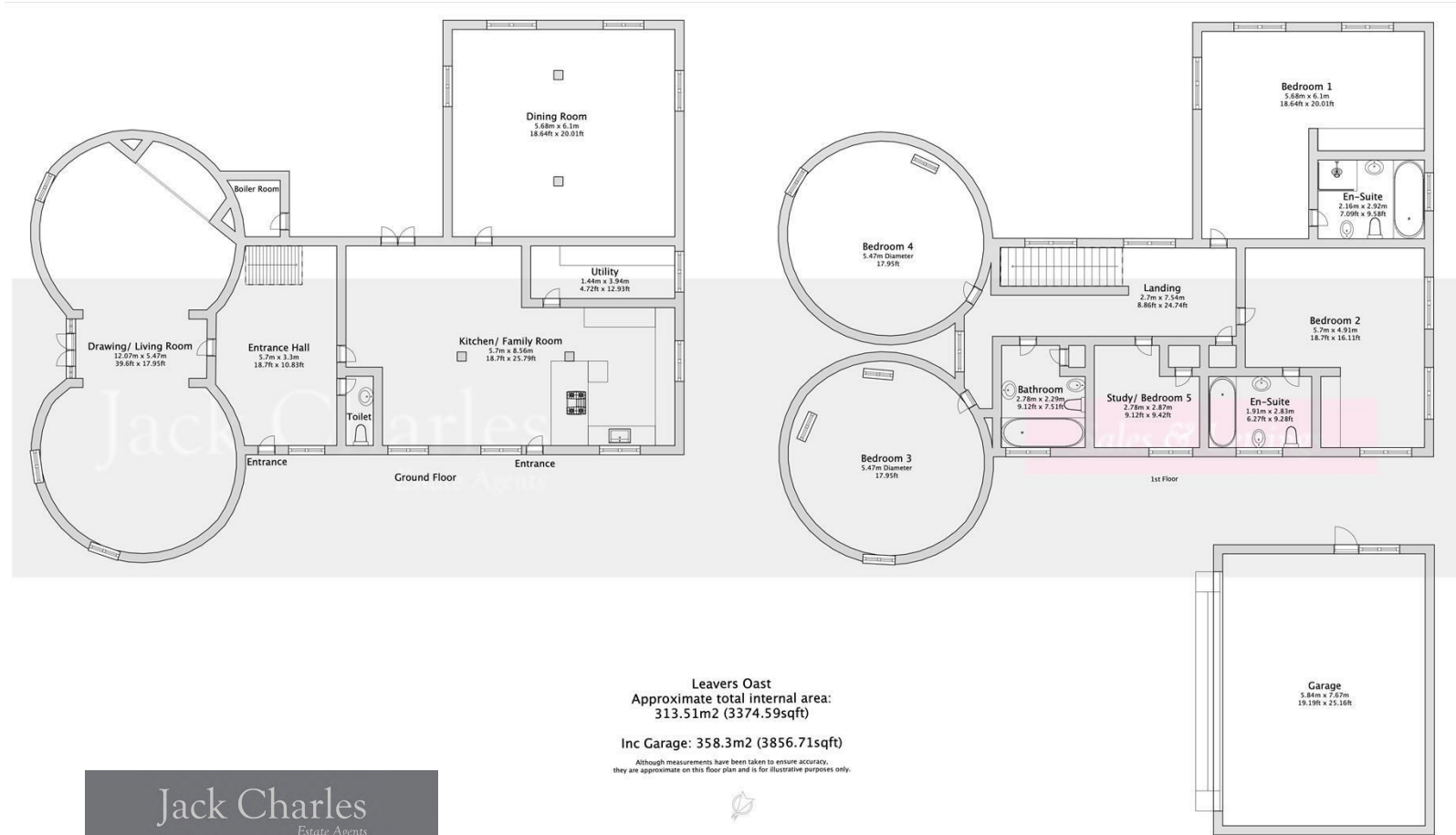
Jack Charles
Estate Agents

Sales & Lettings

Leavers Oast Stanford Lane,
Hadlow, Tonbridge, TN11 0JN

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Converted Oast
- Over 3,300 Sq Ft - Living Space
- Twin Roundels
- Elegant Room Proportions
- 1.75 Acres Of Grounds
- Long Drive & Double Garage
- Stunning Gardens & Paddock
- Three Large Reception Rooms
- Five Bedrooms (Two En-Suite)



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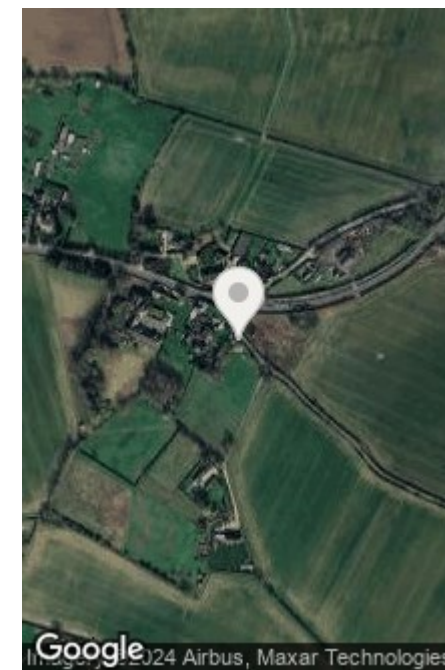
To Be Sold

A most striking and substantial Oast conversion set on a mature plot on the fringe of the historic village of Hadlow. The property sits within a semi-rural position 1.5 miles away from Hadlow village with formal gardens that horseshoe around the property that then extend into woodland and a paddock backing onto farmland offering 1.75 acres of utter tranquillity. It is an incredible, individual and very characterful converted Oast house with twin roundels that is believed to date back to 1840 and it boasts over 3,300 Sq ft over two floors offering a grand reception hallway with cloakroom w.c and connecting door into an elegant twin roundel reception room with exposed beams and wooden flooring, a light triple aspect offering both plenty of light and delightful views. As an interconnecting drawing/living room it enjoys a large feature inglenook fireplace with French doors inviting you into the gardens beyond. To the adjacent side a capacious open plan family room and kitchen/breakfast room continues the theme of generous living space, exposed beams and wooden floors with a triple aspect and a well-formed fitted kitchen and separate utility room together with a large formal dining room with views onto the gardens. Stairs rise to an impressive galleried landing that leads into five equally well-appointed bedrooms to include two-ensuites and family bathroom. Externally the grounds extend with formal gardens offering the most stunning back drop with views from the property onto mature and well-maintained gardens that were designed by the owner enjoying well placed patio ideal for alfresco dining and beautiful lawns beyond with a large natural pond with attractive mature borders offering wonderful privacy that extend to either side of the property. At the rear they eventually lead into woodland offering dappled shade with a paddock enclosed by ranch fencing and stable block backing onto open farmland. The semi-rural location works harmoniously with the property. Seldom is a property of this size and calibre brought to market with no onward chain and early viewings are strongly encouraged and can be arranged via appointed sole agents Jack Charles.

Hadlow

Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop with cafe and the Agricultural College, which also has a garden centre, gift shop and cafe.

Tonbridge High Street and industrial estate is only 4 miles away with a handy bus route linking the two. Sevenoaks, West Malling and Maidstone are also within about a 25 minute drive or less. There are supermarkets in Tonbridge and Kings Hill. Bluewater is only about 22 miles to the North. Tonbridge or Hildenborough stations have fast and frequent services to London Charring Cross or Cannon Street (Tonbridge to London Bridge from 32 minutes). West Malling station has services to London Victoria in about an hour. There are several primary schools in Hadlow and the surrounding villages. Tonbridge, Tunbridge Wells and Maidstone all have grammar schools. Tonbridge also has a highly regarded public school for boys and two popular preparatory schools. Road connections are good with access to the M20 and M26 only about 7/8 miles to the North, thereby connecting to the M25, international ports and airports.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





