



Bourne Garth Blackmans Lane, Hadlow, Tonbridge, TN11 0AX

Guide Price £1,500,000

Jack Charles  
Estate Agents

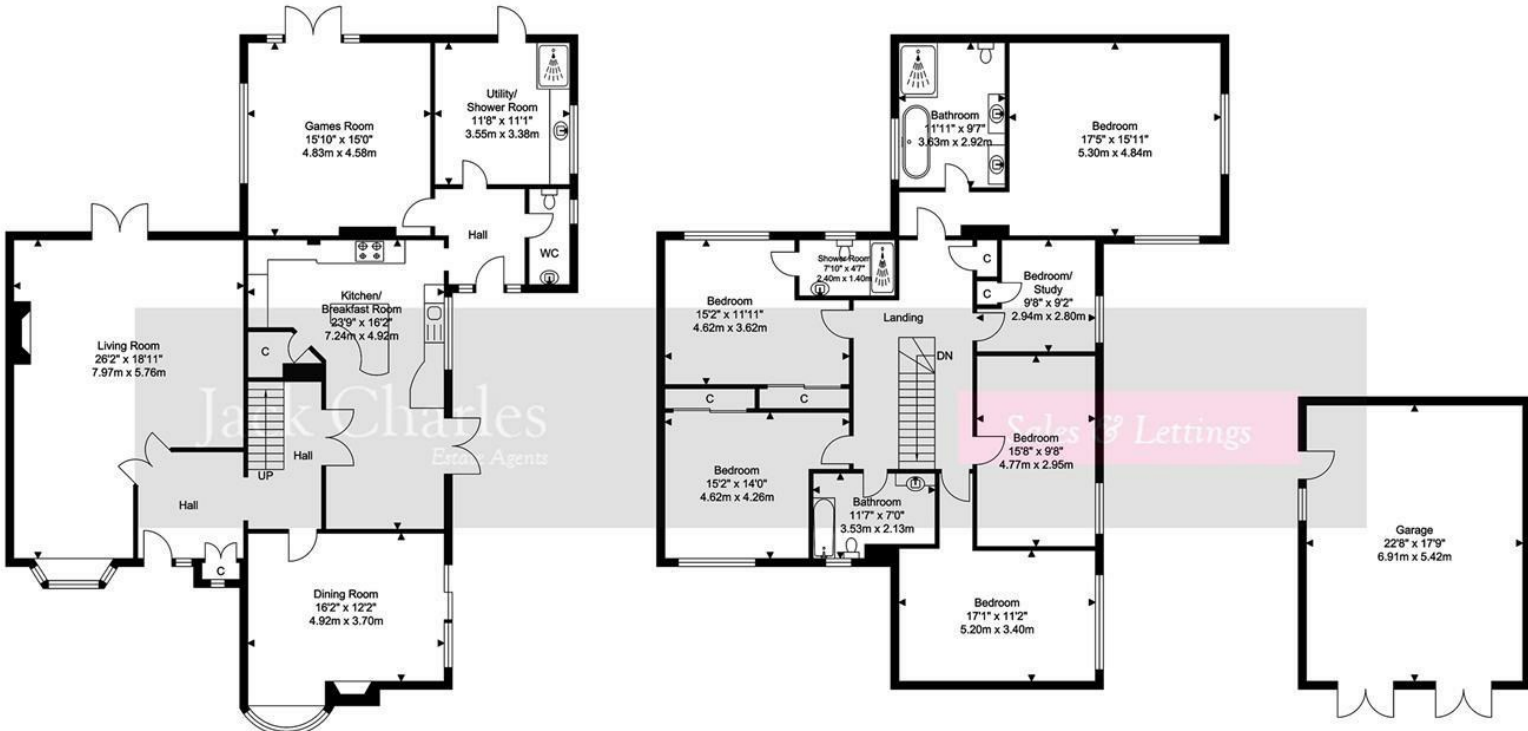
Sales & Lettings



**Bourne Garth Blackmans**  
Lane, Hadlow,  
Tonbridge, TN11 0AX

**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.

- Guide £1,595,000 - £1,675,000
- Six Bedrooms Detached Home
- Three Bathrooms
- Formal Dining Room
- Kitchen / Breakfast Room
- Drawing Room
- Utility/Laundry/Shower Room
- Large Games Room
- 1.62 Acres Of Formal Gardens
- Detached Double Garage & Drive



**Ground Floor**  
Approximate Floor Area  
1590.04 SQ.FT.  
(147.72 SQ.M.)

**First Floor**  
Approximate Floor Area  
1511.68 SQ.FT.  
(140.44 SQ.M.)

**Garage**  
Approximate Floor Area  
403.10 SQ.FT.  
(37.45 SQ.M.)

**TOTAL APPROX FLOOR AREA 3504.83 SQ.FT. (325.61 SQ. M.)**  
For Identification Purposes Only.



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## To Be Sold

Jack Charles have the pleasure of offering this substantial six-bedroom detached property standing in approximately 1.62 acres formal grounds and gardens. This impressive family home offers accommodation over two floors with 5 double bedrooms and a sixth bedroom currently used as a study. The Master suite enjoys a super aspect over the gardens and a super-sized ensuite bathroom with freestanding bath, twin sinks and a walk-in shower. There is a further ensuite to bedroom two and a family bathroom.

You enter into a spacious reception hall with stairs to first floor and doors to a cupboard with water softener, further doors through to a double aspect drawing room, formal dining room and a wonderful Mark Wilkinson kitchen / breakfast room with integrated appliances gas AGA, walk in pantry, central island and space for table and chairs and doors leading out to the rear garden and doorway through to a rear lobby which gives access to a very useful laundry/shower room and a substantial games / snooker room.

Outside the property is approached through a gated entrance onto a gravel driveway where there is ample parking. There is a detached timber double garage and the gardens at the front offer a good degree of privacy and are lawned with mature borders and continue round to the rear where it is partially walls in places, extensive lawns and a pergola with space for a large hot tub below, fragrant rose garden and a paved terrace offering a super aspect over the principle gardens, brick BBQ, and a magnificent camellia and magnolia tree that blossoms beautifully.

The principal gardens are stunning they are predominantly laid to lawn with a walled vegetable garden, greenhouse, potting sheds and further garden stores. There is an orchard area with recently planted apples trees, there's a beautiful hazel nut tree and a willow tree planted by the owner, and a gorgeous ornamental pond feature with a central Fountain. The gardens are simply stunning and an absolute showpiece complementing the property perfectly.

## Hadlow

Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property 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			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

