



4 Cedar Barn Hayesden Lane, Tonbridge, TN11 9AU.

Asking Price £595,000

Jack Charles  
Estate Agents

Sales & Lettings



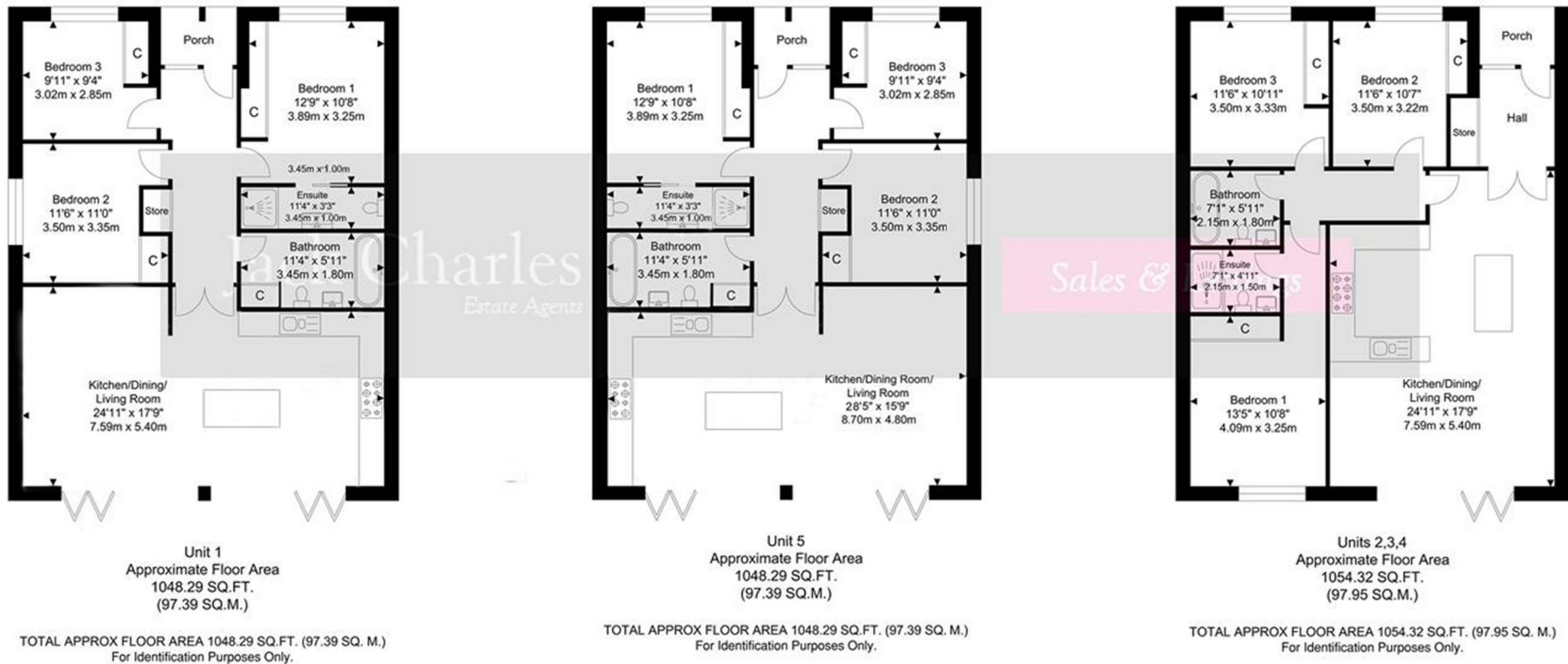
- Brand New Barn Conversions
- Open Plan Living/Dining/Kitchen
- Semi Rural Location

- Three Bedrooms
- Good Sized Gardens
- Top Quality Specifications

- Ensuite & Family Bathrooms
- Two Parking Spaces
- Early Reservations Available

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (91-100)                                    | A |                         |           |
| (81-90)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

**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.



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### To Be Sold

Indulge in the pinnacle of modern luxury with our exclusive offering of five brand new barn conversions, each nestled in an enchanting semi-rural haven located on Hayesden Lane on the edge of Tonbridge where you can enjoy the tranquillity of the countryside while still being close to the towns amenities.

These stunning conversions boast a stylish interior perfect for modern living offering a seamless connection between the chic, contemporary interiors and the wonderful natural surroundings. With three bedrooms, there is plenty of room for a growing family or guests. The master bedroom even features an ensuite shower room for added convenience and the large gardens provide a lovely outdoor space for gardening, hosting barbecues, or simply unwinding after a long day. The barns also each benefit from allocated parking for 2 cars and EV charging points.

These homes offer not just a place to live, but a lifestyle of elegance and tranquility, where every detail has been crafted to perfection. Immerse yourself in the ultimate blend of modern sophistication and rural charm.

### Specifications

#### Kitchen

Bespoke contemporary fitted kitchen  
Appliances from AEG with 5 year warranty  
Flooring - Professional V Groove Oak Laminate Flooring in herringbone design

#### Utility Cupboard

Washer/dryer incorporating manifold

#### Bathrooms

White contemporary bathroom suite with chrome mixers  
Tiled floors / Tiled walls

#### Heating

Underfloor heating throughout  
Air source heat pumps Mitsubishi Ecodan

#### Other

LED lighting throughout  
Loft hatch and ladder  
USB plugs to bedrooms and living room  
Landscaped gardens with patio and privacy panels  
10 year structural warranty  
Ultra fast full fiber installation  
Electric Vehicle Charging Point

#### Location

Cedar Barn is situated just over 2 miles from the popular town of Tonbridge and is ideally located for local schools and the station which provides frequent services to London. Tonbridge High Street is within 2.2 miles with its multitude of shops, supermarkets, pubs and restaurants.

Comprehensive Shopping: Tonbridge (2.2 miles), Tunbridge Wells (4.6 miles), Sevenoaks (9.9 miles) and Bluewater (27 miles).

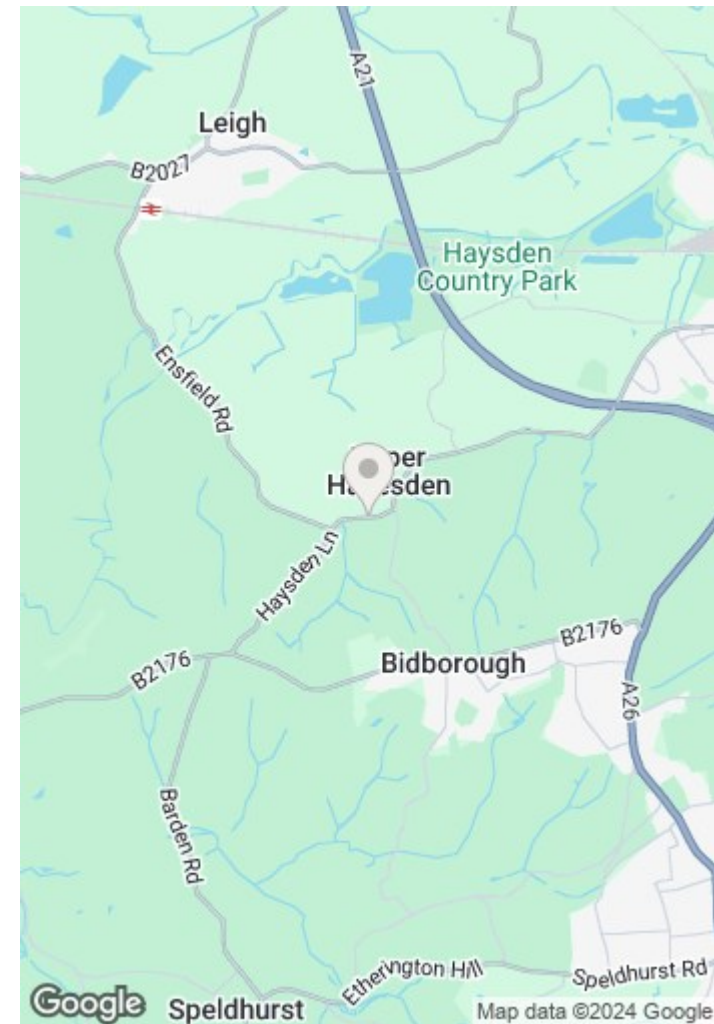
Mainline Rail Services: Tonbridge (2.1 miles) and Hildenborough 3.7 miles to London Bridge Charing Cross/Cannon Street.

Primary Schools: Various including Woodlands Infant and Junior Schools.

Secondary Schools: The Judd Boys, Tonbridge and Weald of Kent Girls Grammar Schools and Hillview School for Girls in Tonbridge. There are further secondary schools in neighbouring Tunbridge Wells and Sevenoaks.

Private Schools: Hilden Oaks, Hilden Grange and The Schools at Somerhill Prep schools in Tonbridge. Prep schools in Tunbridge Wells and Sevenoaks. Tonbridge, Sackville, Sevenoaks and Walthamstow Hall senior schools. Kent College prep and senior schools.

All distances are approximate.



# Jack Charles

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