



8 Old Hadlow Road, Tonbridge, TN10 4EZ

Guide Price £995,000

Jack Charles
Estate Agents

Sales & Lettings

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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.

- An impressive & completely renovated & remodelled Family Home
- Four Good Sized Bedrooms
- Stylish Ensuite & Family Bathroom
- Stunning Open Plan Kitchen / Family Room
- 3 Further Reception Rooms Inc Study, Snug & Dining Room
- Cloakroom / WC
- Landscaped Gardens
- Parking For 4 Cars
- Highly Sought After Location
- Viewings Recommended

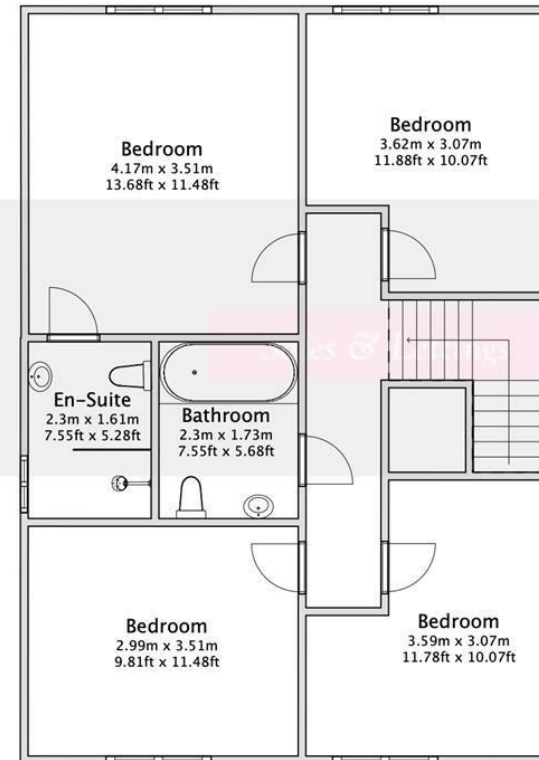


Ground Floor

8 Old Hadlow Road

Approximate total internal area:
158.09m² (1701.67sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



First Floor

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To Be Sold

Nestled on the charming Old Hadlow Road, this stunning detached family home has been completely remodelled & renovated to the highest standards. With an impressive layout, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertainment. The heart of the home is undoubtedly the gorgeous open plan kitchen which seamlessly integrates with the family and dining areas, creating a perfect environment for family gatherings and social occasions. The kitchen was designed by a company in Yorkshire providing an extensive range of hand painted units, Quartz work tops, double oven with warming draw below, dishwasher and a pullout recycling organiser. The central island also has Quartz worktops with space under for stools and an integrated wine cooler. Just off the kitchen is a separate utility room and the whole ground floor has liquid based underfloor heating. There are bi folding doors leading out on to the rear terrace as well as sliding doors leading outside from the dining / family area.

To the first floor the galleried landing leads to four well-appointed bedrooms, a stylish ensuite shower room and family bathroom add a touch of luxury to this gorgeous home.

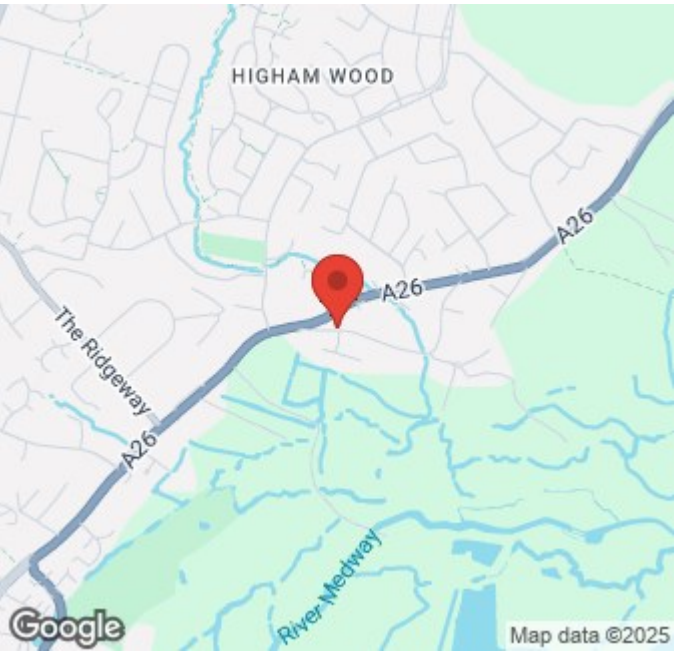
Outside the gardens are beautifully landscaped, which is a true highlight of the property. To the rear is a large porcelain tiled terrace which offers an ideal setting for al fresco dining or simply enjoying the tranquil surroundings. This outdoor space is perfect for children to play or for hosting summer barbecues with friends and family. There is ample space to the side to provide further parking or even space for a garage and to the front is a brick drive for at least 4 cars.

This exceptional home combines modern living with comfort and style, making it an ideal choice for families seeking a peaceful yet convenient location still with in walking distance to the town or a very short bus ride.

Viewings are recommended.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



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		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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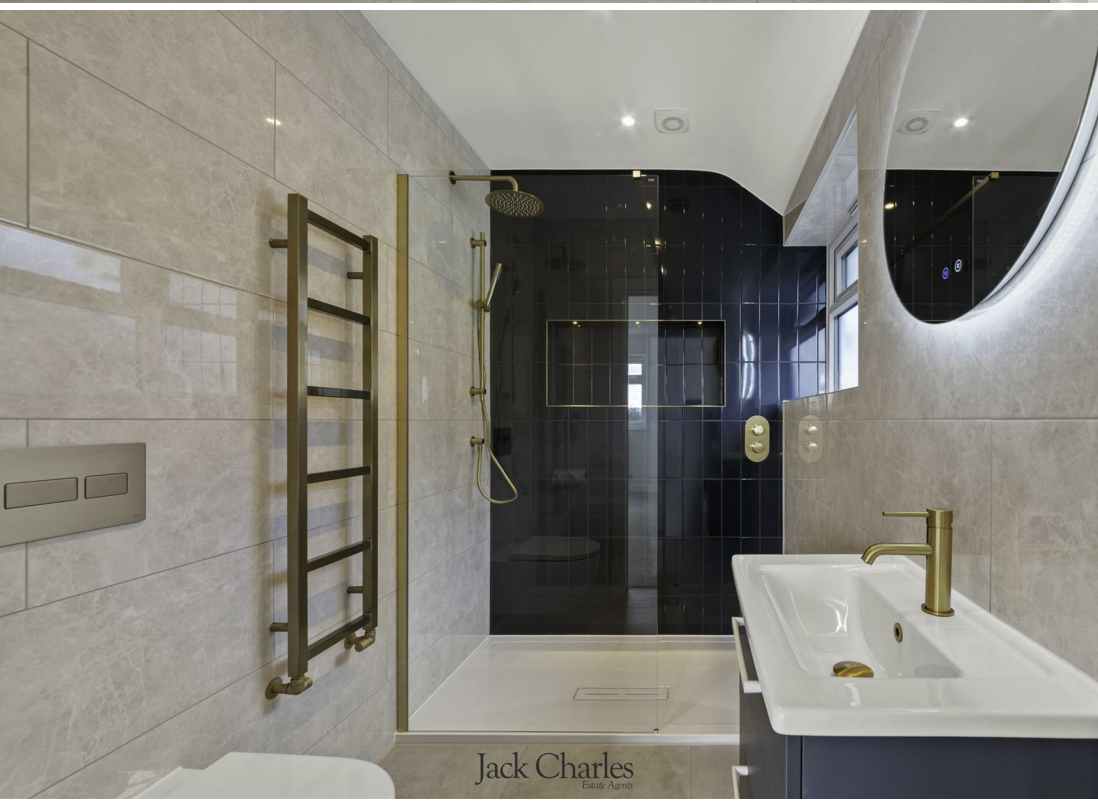
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