



2 Hamptons Road, Hadlow, Tonbridge, TN11 9RE.

Asking price £675,000

Jack Charles
Estate Agents

Sales & Lettings

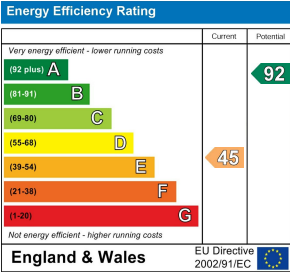
- Ample Scope To Extend and Improve
 - Kitchen
 - Garage
- Attractive Semi detached House
 - Two Reception Rooms
 - Parking
- Two Bedrooms Two Bathrooms
 - Large Gardens & an Additional 0.17 Acres to the rear.
 - Semi Rural Location

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.



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

A super opportunity to purchase a spacious character cottage with amazing potential for modernisation and scope to extend STPP. Set back from Hamptons Road this attractive home also benefits from being sold with NO FORWARD CHAIN. The property backs onto farmland and is being sold with the benefit of an additional parcel of land immediately behind the gardens which extend to an additional approx. 0.17 acres which will be included in the sale.

You enter into a hall way with under stairs cupboard and doors that lead to the principal reception rooms which comprise a sitting room to the front and a dining room with a lovely aspect to the rear. Just off the dining room is a fitted kitchen with space for appliances and a door leading to the rear. The dining room also leads to a lobby which in turn leads to the downstairs loo. To the first floor are two double bedrooms and a large family bathroom with freestanding bath.

Outside you approach over a driveway leading to a timber garage and plenty of parking. The gardens are established are mainly laid to lawn with a variety of shrubs and trees and there is an addition 0.17 acres TBC immediately to the rear of the garden which will enhance the gardens and potentially the view. Viewings are recommended.

Location

The property is located in a semi-rural position approximately 1.5 miles from Hadlow village which has a good range of local amenities.

Comprehensive Shopping: Tonbridge (4.9 miles), Sevenoaks (8.7 miles), Tunbridge Wells (9.5 miles) and Bluewater (23.2 miles).

Mainline Rail Services: Tonbridge mainline station (5.1 miles) to London Bridge/Waterloo East/Cannon Street/Charing Cross.

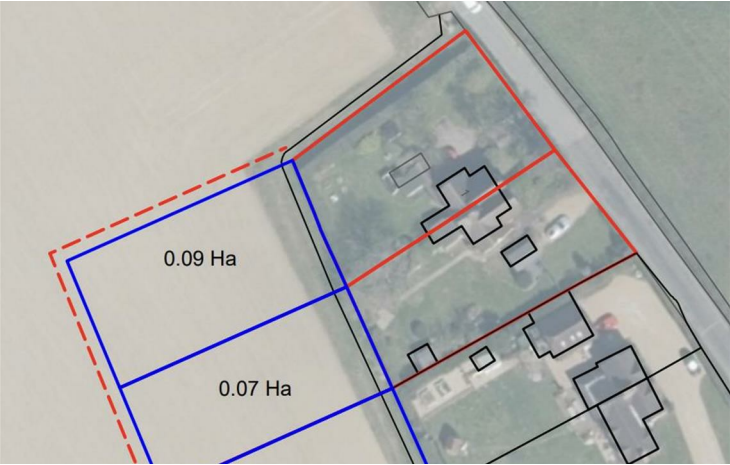
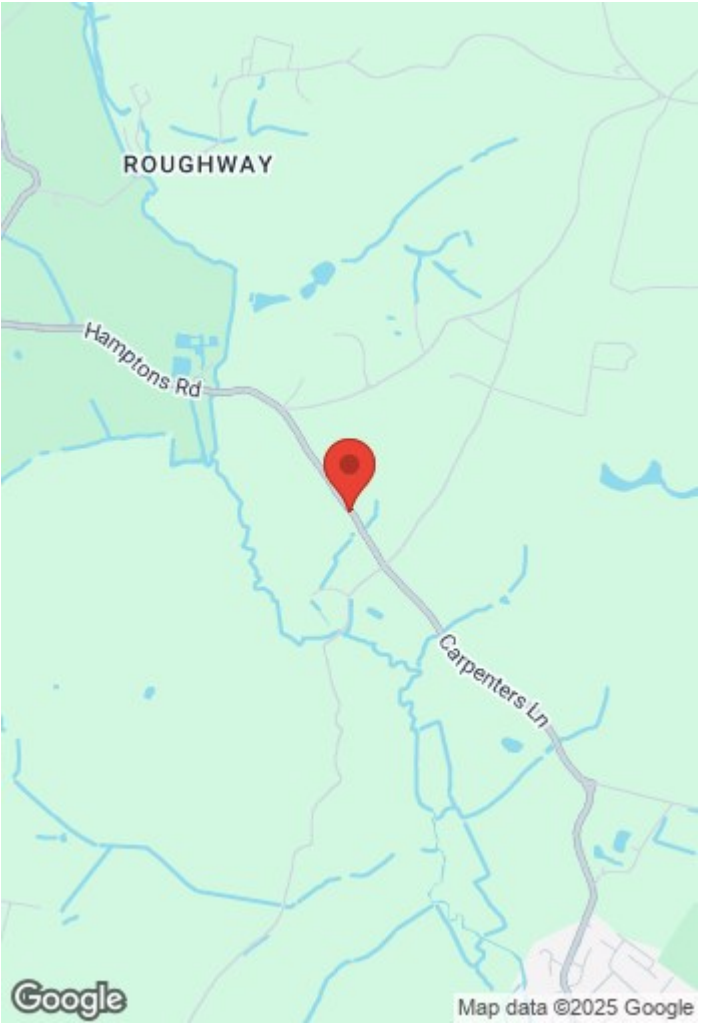
Primary Schools: Hadlow, Shipbourne and Tonbridge.

Secondary Schools: Judd Boys Grammar, Tonbridge and Weald of Kent Girls Grammars in Tonbridge. Skinners and Tunbridge Wells Boys Grammars and Tunbridge Wells Girls Grammar School in Tunbridge Wells.

Private Schools: The Preparatory Schools at Somerhill, Hilden Oaks, Hilden Grange and Tonbridge in Tonbridge; Sackville in Hildenborough; Sevenoaks Public School.

Colleges: Hadlow Agricultural College, West Kent College.

Leisure Facilities: Nizels Golf & Fitness centre, Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor & indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming & sailing.





Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

