



Eastholme High House Lane, Hadlow, TN11 9RA.

Asking price £995,000

Jack Charles
Estate Agents

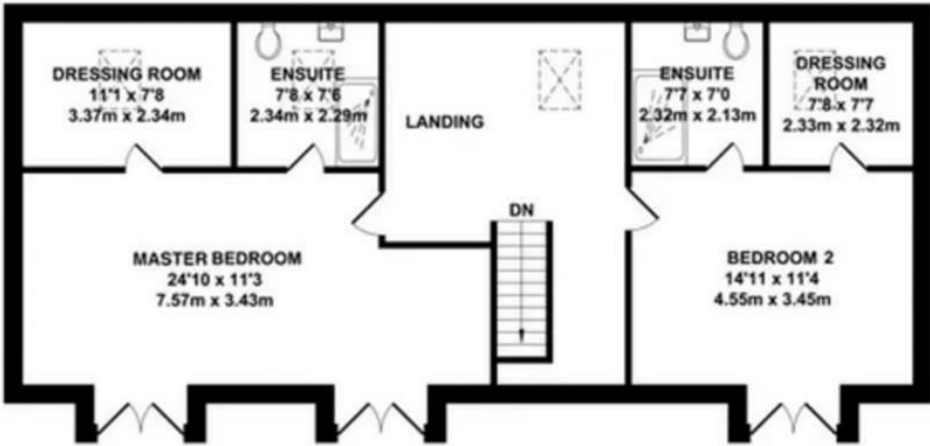
Sales & Lettings

- Brand New Luxury Home
- Two Ensuities & Family Bathroom
- Downstairs WC
- Large Garden and Countryside Views
- Flexible Accommodation
- Open plan kitchen/dining room
- Utility
- Four Bedrooms
- Living Room
- Large Private Driveway

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.



GROUND FLOOR
APPROX. FLOOR AREA
1394 SQ.FT.
(129.49 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
941 SQ.FT.
(87.41 SQ.M.)

TOTAL APPROX. FLOOR AREA 2335 SQ.FT. (216.90 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(29-54) E		
(21-30) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

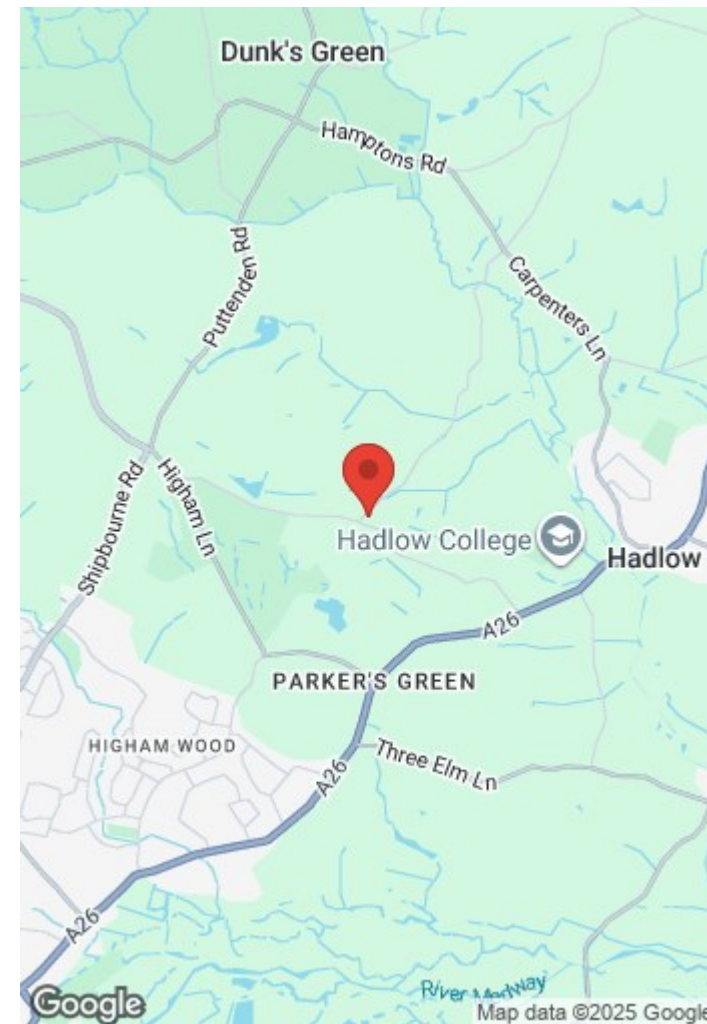
Jack Charles are delighted to offer for sale this beautifully presented four-bedroom home finished to a very high specification. The property is set in a secluded rural location off a quiet country lane, just minutes from Hadlow village and Tonbridge town. Internally it offers a spacious open-plan kitchen and dining area with integrated appliances, a bright lounge with bi-fold doors leading out onto a super garden. There is a utility room, family bathroom and a guest WC as well as two ground-floor double bedrooms which are complemented by two first-floor double ensuite bedrooms, each with Juliet balconies, dressing rooms and en suite shower rooms.

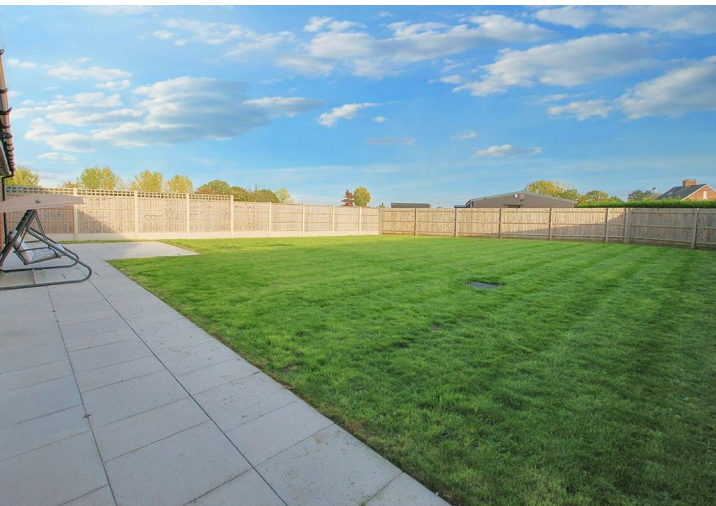
Outside there is a large driveway providing ample parking to the front and to the rear is a super enclosed rear garden which is laid to lawn and enjoys stunning countryside views.

No Forward Chain

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).





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Sales & Lettings

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