



**The Maltings, Carpenters Lane, Hadlow,  
Tonbridge, TN11**

**Offers in excess of:  
£290,000**

# The Maltings, Carpenters Lane, Hadlow, Tonbridge, TN11

This is a beautifully presented two-bedroom apartment, located on the top floor of a characterful Grade II building, in the sought after village of Hadlow, Tonbridge.

This property benefits from no immediate neighbour and is the only property on its floor, with the benefit of direct lift access, making this a great starter home, investment, or a suitable opportunity for those looking to downsize.

Another rare benefit is the two allocated parking spaces.

Measuring close to 1000sqft of living accommodation, the apartment offers generous room proportions and plenty of natural light, with some original character features including exposed wooden beams.

The property offers an entrance hall, with a main/family bathroom to the left. Beyond this is the kitchen-diner, with bay window and plenty of space for your storage & appliances.

There is a spacious living-dining area, again with feature bay-window with window seat, and enough space to allow for a desk/home office area.

Both bedrooms are generous doubles. The master bedroom comes with the benefit of fitted eaves storage/wardrobes and a modern fitted en-suite shower room. Bedroom two is another large double, again with fitted wardrobes.

Further benefits include electric heating, double glazing throughout, and a loft space for storage.

The block and its communal grounds are well-maintained, and the area offers tranquillity, privacy, but fantastic connections.

Hadlow is a much-loved village on the A26 between Tonbridge and Maidstone, set within the picturesque Kent countryside. It combines the charm of a traditional rural settlement—with conservation areas, historic buildings and riverside walks—with real everyday convenience. The village offers a selection of local shops, a post office, pubs, restaurants, a bakery, a pharmacy and essential services such as a medical centre and library.. Hadlow also benefits from Hadlow College and Broadview Gardens, which add horticultural interest and attract visitors year-round. There is a strong sense of community here, with clubs, societies and green spaces on your doorstep.

Transport links make Hadlow an appealing location for commuters and families alike. Regular buses connect the village with Tonbridge, Maidstone and other nearby towns, while the A26 and A21 provide easy road access to the M20 and M25 for wider travel across the South East. Tonbridge railway station, just a short drive away, offers frequent services into London and to coastal destinations, making daily commutes straightforward.

The area is also well served for education: Hadlow has local primary schools, with a wide range of further state, grammar and independent schools available in Tonbridge and the surrounding towns, appealing to families seeking excellent schooling options.

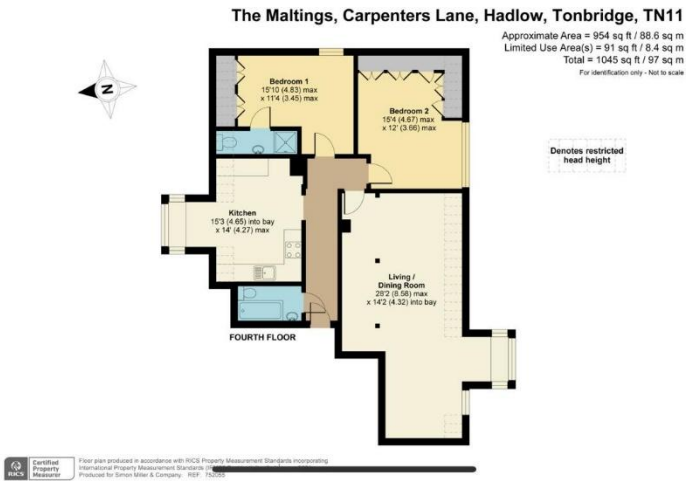
Overall, Hadlow combines rural tranquillity and community spirit with convenient access to transport, amenities and excellent schools, making it an attractive location for a broad range of buyers.

Tenure: Leasehold

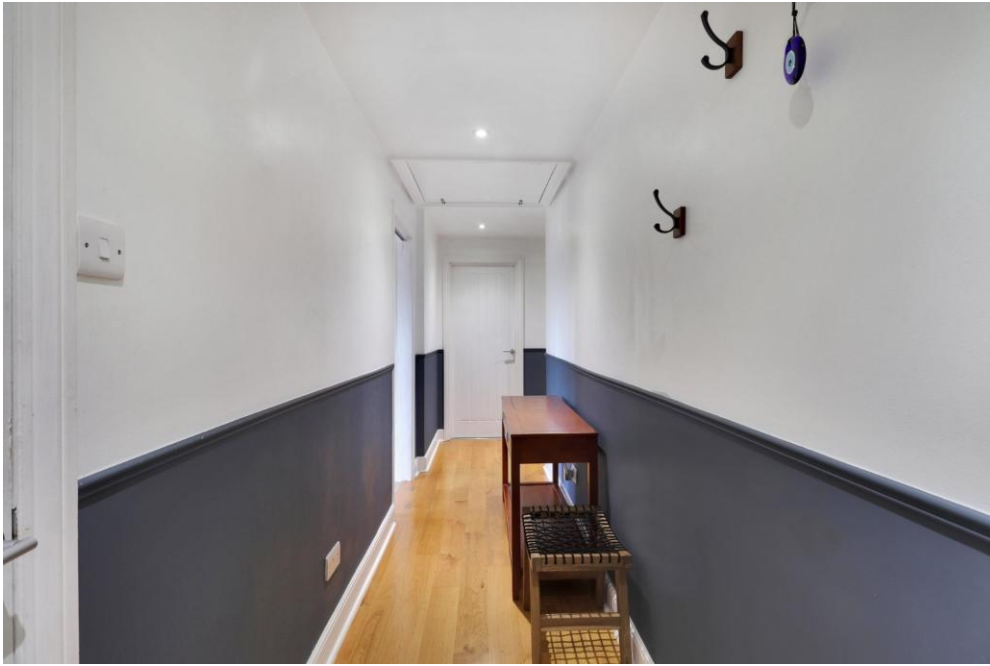
Lease Length: The current unexpired lease term is approximately 86 years. However, a new lease will be granted upon sale, with a 999 year term.

Service Charges: £140 per month, increasing to £150 per month from 1st July 2026.

Ground Rent: Peppercorn  
Council Tax Band: D















| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.