



JONATHAN HALL

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Hamptons Road, Hadlow, Tonbridge, TN11 9RG

Price Range: £475,000 to £500,000

jonathanhall.exp.uk.com



A charming character cottage with an approximately 120ft x 41ft beautiful southerly facing rear garden, front garden with driveway for a couple of cars, plot of land with a detached barn style garage and additional parking, and NO ONWARD CHAIN. Situated in a delightful rural location between the sought-after and picturesque villages of Hadlow (with its wide range of amenities), Plaxtol and Shipbourne; only 4.4 miles from Borough Green railway station with services to London from 37 minutes and 4.3 miles to Tonbridge town centre.

Summary

- Charming Character Cottage
- Apx 120ft x 41ft Beautiful Southerly Garden
- Front Garden with Driveway
- Plot with Barn/Garage & Additional Parking
- Rural Location between Plaxtol and Hadlow
- Potential to Extend (subject to planning)
- Sitting Room & Kitchen/Dining Room
- Three Bedrooms & Bathroom
- No Onward Chain
- Local Railway Station (37 mins to London)

Accommodation

Ground floor: sitting room with an open fireplace and stairs to the first floor with cupboard below; part slate tiled floor and fitted carpet; and an open-plan kitchen/dining room with a fitted kitchen comprising wall and base cupboards and drawers, worktops, breakfast bar, sink, cooker, with oven and hob and an extractor hood above, fridge/freezer, washing machine, integrated dishwasher, wood burning stove and slate tiled floor.

First floor: landing with hatch to an insulated and part boarded loft, and fitted carpet; bedroom one with fitted wardrobes and cupboards, period cast iron fireplace and fitted carpet; two further bedrooms both with fitted carpets and one with a period cast iron fireplace; and bathroom with WC, washbasin, bath with an electric shower above and shower screen, fitted cupboard housing dryer, part tiled walls and tiled floor.

Outside

Front garden with a gravel driveway for a couple of cars, mature hedging to both boundaries and screening for LPG bottles. To the west of the cottages is a fenced and gated plot of land with a detached barn-style garage and space for additional parking. There is a beautiful southerly facing rear garden, measuring approximately 120ft x 41ft which backs onto woodland, with a patio and loggia adjacent to the rear of the cottage, an ornamental pond, a large lawn, with borders stocked with flowering plants, mature shrubs and trees, mature hedging to both sides, and there is fencing to both boundaries, two outbuildings i.e., a shed and woodstore and a large greenhouse.

Agents Note

The property is freehold, in council tax band D and benefits from double glazing, LPG-fired central heating, mains electric, mains water, drainage via a septic tank, and it has the potential to extend (subject to obtaining relevant consents).





Location

The property is situated in a delightful rural location, with lovely walks in the surrounding countryside between the sought-after and picturesque villages of Hadlow, Plaxtol and Shipbourne.

The hamlet of Dunks Green with The Kentish Rifleman pub and Baptist chapel is approximately 0.8 miles away.

The centre of Hadlow, with its wide variety of amenities including a variety of shops, pubs, hairdresser, restaurant, church, library, medical centre, dentists, primary school, park, sports clubs, bus services to the local towns and secondary schools, is approximately 2 miles away. On the edge of the village is Hadlow College of Agriculture and Horticulture and Broadview Gardens comprising beautifully landscaped gardens, garden centre, tearoom and florist.



The centre of Plaxtol with its village store/post office, the Papermakers Arms pub, popular primary school, nursery, community orchard, two recreation grounds, cricket pitch, and church is approximately 1.6 miles away. The centre of Shipbourne with its lovely village green, the popular Chaser pub/restaurant, church, primary school and Farmers Market is approximately 1.8 miles away.

Tonbridge town centre, with its 'Motte and Bailey' Castle, the river Medway, its comprehensive range of schools including grammar schools, shopping, and leisure facilities; and railway station, is approximately 4.3 miles away.

Borough Green railway station with services to London Bridge from 37 minutes, and Charing Cross and Victoria both from 47 minutes, is approximately 4.4 miles away.



A charming character cottage with a beautiful 120ft x 41ft garden, driveway and a plot of land with a barn/garage and additional parking; situated in a delightful rural location between the sought-after and picturesque villages of Hadlow, Plaxtol and Shipbourne.







1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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

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If you need get in touch, please contact me on
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