



JONATHAN HALL

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The Maltings, Carpenters Lane, Hadlow, Tonbridge, TN11 0DQ

Price: £190,000 - £210,000

jonathanhall.exp.uk.com



Set in a converted Brewery, an iconic building in the heart of the beautiful village of Hadlow, is this well-presented second-floor apartment for over 55s with a sitting/dining room, kitchen, two bedrooms, a modern shower room, a lift to all floors, allocated parking and NO ONWARD CHAIN. Located in the beautiful village of Hadlow with its range of amenities, and only 4 miles to the popular historic town of Tonbridge with its railway station with services to London from 32 minutes.

Summary

- Second Floor Apartment in Converted Oast
- Sitting/Dining Room & Kitchen
- Two Bedrooms & Modern Shower Room
- Allocated Parking Space
- Communal Grounds
- For Over 55s
- Extended Long Lease
- Located Close to the Heart of Beautiful Village
- Local Railway Station (32 mins to London)
- NO ONWARD CHAIN

Accommodation

Ground floor: entry phone system and communal door leading to the communal entrance hall with stairs and a lift to the second floor.

Second floor: entrance door leading to the entrance hall with a built-in cupboard; a light and bright dual-aspect sitting/dining room with fitted carpet and opening to the kitchen; kitchen fitted with range of wall and base cupboards and drawers, worktops, sink, electric hob with cooker hood above, built-in double oven and space for washing machine; bedroom one with fitted wardrobes and fitted carpet; bedroom two with fitted carpet; and shower room with shower cubicle, washbasin and WC, towel-rail radiator and tiled floor.

Outside

Externally, there is a residents' car park with an allocated parking space and communal grounds surrounding the building with beautifully planted flower beds and areas to sit and enjoy the surroundings.

Agents Note

The property is leasehold with a 125-year lease from 1986, however, our client informs us that the lease has been extended to 999 years from 2021, which will be registered with the land registry once the property is sold; the service charge for 2025 is £1680, and there is no ground rent. The council tax is band C. The property also benefits from double glazing, electric heating, and mains electricity, water and drains.





Location

The historic, beautiful village of Hadlow with its unique tower is set four miles to the north-east of Tonbridge. The thriving village offers a wide range of amenities including a variety of shops, pubs, the popular Weathered & Worn vintage shop and tea rooms, hairdressers, beauty salon, church, library, medical centre, dentists, park, sports clubs, bus services to the local towns including Maidstone, Kings Hill and Tonbridge. On the edge of the village is Hadlow College of Agriculture and Horticulture. The Village is fortunately surrounded by beautiful countryside and offers excellent walks.

There are many places of historical interest in the surrounding areas, including Penshurst Place and Gardens, Hever Castle, Knole House, Chartwell and Ightham Mote.



Tonbridge is famous for its 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway. It is a popular historic market town with an excellent range of shopping, leisure and educational facilities and is very popular for commuters. There is an excellent range of shops, supermarkets including M&S and Waitrose, banks, butchers, restaurants, takeaways, coffee shops, pubs, and a variety of churches.

Tonbridge mainline station provides direct services to London Bridge, from 32 minutes, Charing Cross and Cannon Street.



A well-presented second floor two bedroom apartment in a former brewery with oasts, for over 55's, with parking and no chain; located in the beautiful village of Hadlow





Gross Internal Area : 57.1 sq.m (614 sq.ft.)



Second Floor



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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		83
(69-80) C	77	
(55-68) D		
(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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