



The Tower

Hadlow Castle | Hadlow | Tonbridge | Kent | TN11 0EG

FINE & COUNTRY





Seller Insight

“ What the owner says: This has been a very exciting and unique home that I have been privileged and proud to own for the past few years. I and my family have thoroughly enjoyed our time here, including the peaceful and tranquil environment, but my business is taking me abroad so I feel it is time to hand the baton over to new custodians who will appreciate the uniqueness of this amazing place in such an incredible setting.

Although where we are is private and peaceful Hadlow high street is at the end of the lane. This charming village is in a Conservation area and includes many attractive period properties and a variety of shops, pubs, hairdresser, restaurant, church, library and a medical centre. For the more energetic there are cricket and bowls clubs as well as a good primary school and the renowned Hadlow College of Agriculture and Horticulture that includes the Broadview Gardens complex that has a tearoom and florist and where you can enjoy wandering around the grounds.

Other facilities are available in nearby Tonbridge including excellent grammar and private schools, independent shops and high street stores, pubs, restaurants, a theatre and the station where trains to London take around 30 to 40 minutes. There is the Tonbridge School leisure club while for golfing enthusiasts there are numerous golf clubs and courses within a radius of nine miles around Hadlow including the local Poult Wood Public Golf Centre.

Historical Note:

Hadlow Castle was built in the 18th century in the then fashionable Strawberry Hill Gothic style. It was extended in the 19th century and the owner Walter Barton May at the time built the Tower (May's Folly). Local lore has it that he had it built so he could spy on his estranged wife but it was probably because he wanted to show off his wealth.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

The Tower

If the ultimate in unique properties is your idea of home, then look no further than the magnificent Hadlow Tower – or 'May's Folly' as it is less reverently named by the locals. Once part of a Romantic Gothic style 18th century castle, the 175ft eight storey tower stands six foot higher than Nelson's Column and is visible from Bidborough to Sevenoaks. Having fallen into disrepair and severely damaged in the 1987 storm, it was restored in 2013 at a cost of £4.2 million with grants provided by English Heritage and the Heritage Lottery Fund. Its impressive restoration won multiple Historic England Angel Awards as well as the Lloyd-Webber Angel Award.

Now a fabulous private home it is accessed through the fantastic triple arched and castellated Romantic Gothic entrance on Hadlow village high street. There is a long and winding private road that passes a few individual properties and stunning countryside as far as the eye can see and ultimately leads to the spectacular tower, a parking area and the impressive walled courtyard. This includes additional buildings and a fabulous external window in what was thought to be the original castle entrance. The ancillary buildings have now been converted into six private dwellings and, together with the tower custodian, the owners of these six properties are responsible for the wonderful communal grounds that include sweeping lawns interspersed with impressive specimen trees and a beautiful lake encircled by a plethora of colourful shrubs.

As soon as you see the iconic tower with its octagonal shaped exterior, arched windows, ornate mouldings and fantastic lantern you will almost be transported into a fantasy world and may perhaps wonder why Rapunzel is not looking out of an upstairs window. However once inside, while there are stunning original and historic features, it has been designed as a one-of-a-kind modern family home.

There are three entrances to the tower and the main double height arched front door leads to a lobby with an original brick floor and a fascinating octagonal reception hall with interesting displays, terracotta flooring and, fortunately, a contemporary lift to the first four floors. There is also a utility room, cloakroom, boiler room and boot cupboard, a pair of original oak external doors and access to the main circular staircase and an outer secondary circular stone staircase.







Step inside

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Opening the lift door on the first floor you are immediately confronted by a superb octagonal dining room where guests will be queueing up to be invited to a meal as this characterful room includes full height circle top arched windows providing far reaching views, a beautiful polished wood floor, a unique arched recess and sculptured oak doors that come from the original castle. These open into a small corridor with the main staircase and a second set of old oak doors that lead to the triple aspect kitchen/ breakfast room with fantastic stained glass windows that were also rescued from the castle, access to the secondary staircase and shaker style units housing various appliances.

The octagonal drawing room on the next floor is something to behold with its gothic casement windows, polished wood flooring, exposed beams and amazing brick arched fireplace with a log burner but is also cosy enough for the family to enjoy relaxing and spending time together.

There are steps down to a double bedroom that also has a charming stained glass window from the castle, lovely views over the grounds, an ensuite bathroom and access to the secondary staircase.

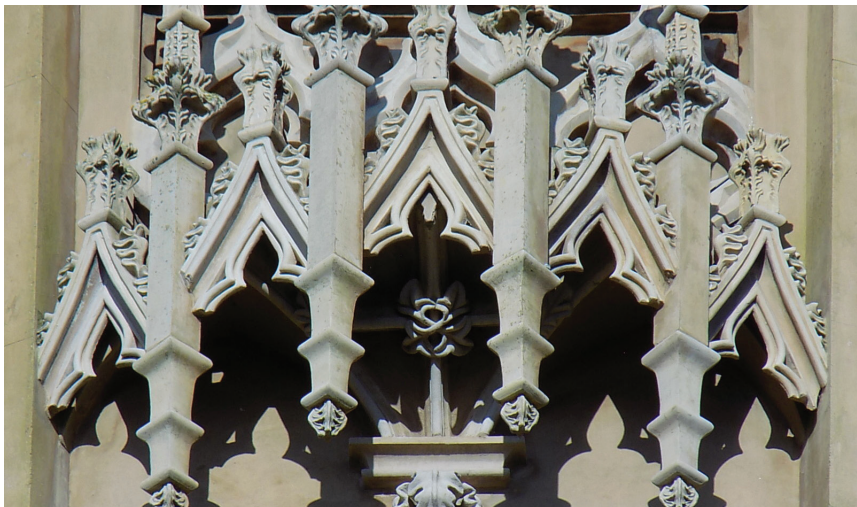
You can take the main stone staircase up to a dual aspect double bedroom with a central beam and oak flooring, while oak steps lead to the principal suite with exposed beamed, storage facilities and a contemporary ensuite. On the fourth floor there is a fascinating double bedroom with an octagonal inner frame surrounding the bed, an octagonal dressing room with a walk-in wardrobe, oak stairs leading to a superb bathroom and a door to a castellated roof terrace offering excellent views over the surrounding countryside.

The next floor includes a useful study area and external access while open staircases lead to the additional floors. There are original six inch square vertical beams, interesting billboards showcasing the history of the tower and doors to the external castellated parapet with 360 degree views as far as the eye can see. At the very top of the tower is an exact replica of the original lantern that was destroyed during the Great Storm of 1987.

The Tower also owns an area of wild woodland and grounds beyond the communal lake area and this is basically a blank canvas so new owners can create whatever they like. It includes a large shed that houses the remains of the original lantern that were retained to provide a reference point for the replacement.







Travel

Travel Information

By Road:

Tonbridge Station	4.8 miles
Tunbridge Wells	8.7 miles
Sevenoaks	10.2 miles
Maidstone	10.6 miles
Dover Docks	55.3 miles
Channel Tunnel	43.5 miles
Gatwick Airport	33.2 miles
Charing Cross	37.6 miles

By Train from Tonbridge

London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins

Leisure Clubs & Facilities

Poult Wood Golf Centre	01732 364039
Tonbridge School Centre	01732 304111
Tonbridge Tennis Club	07956 311273
Tonbridge Golf Centre	01732 353281
Tonbridge Bowling Club	01732 358528
Tonbridge Town Sailing Club	07813 259167

Healthcare

Hadlow Medical Centre	01732 667443
Tonbridge Medical Group	01732 352907
Tunbridge Wells Hospital	01622 792000

Education

Primary Schools

Hadlow Primary School	01732 850349
Slade Primary School	01732 350354
Long Mead Community	01732 350601
St Margaret Clitherow Catholic Primary	01732 358000
Somerhill (Independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools:

Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

Oast Theatre
The Angel Centre
Rose and Crown
The Rose Revived

Local Attractions/landmarks

Tonbridge Castle
Iron Train Bridge
Haysden Country Park
Tonbridge River Trips

Ground Floor

Tower Stairway
Tower Entrance Hall
Media Room 18'5 x 17'10
Lift
Sidehall
Cloakroom 7'1 x 5'8
Castle Staircase

First Floor

Dining Room 18' x 17'10
Kitchen/Breakfast Room 14'11 x 12'9

Second Floor

Drawing Room 18' x 17'10
Bedroom 4 13'5 x 12'2 max
En-Suite Bathroom 7'11 x 6'4

Third Floor

Bedroom 2 17'11 x 11'6 max
En-Suite Shower Room 10'4 x 5'9 max
Bedroom 3 15'9 x 13'5

Fourth Floor

Main Bedroom 14'2 x 13'11 max
Roof Terrace 15'8 x 13'8 max

Fifth Floor

Bathroom 10'1 x 9'5

Sixth Floor

Gallery/Study 17'3 x 17'3 max

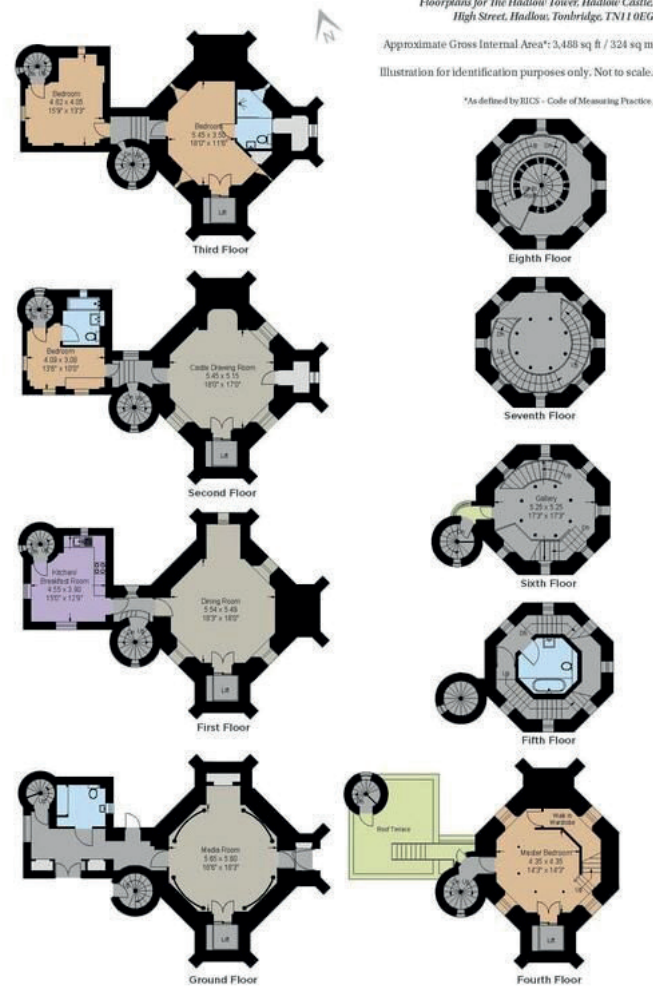
Seventh Floor

Eighth Floor

Outside

Private Garden
Private Driveway
Common law grounds and gardens
Woodland area
Storage barn

Floorplans



Council Tax: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

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