



Tyn Y Coed
Hadlow Park | Hadlow | Tonbridge | Kent | TN11 0HX

FINE & COUNTRY



Step inside

Tyn Y Coed

The prestigious and ever popular Hadlow Park is a private development of 35 detached houses with large gardens built in the early 1960s and set in about 18 acres. It is rare for properties in this enclave to come on the market and this delightful, detached family home has had the same owners since it was built in 1962 and still includes superb original features. It is also immediately available with no forward chain and could be extended, subject to the appropriate planning permissions.

The house nestles in 0.62 acres of garden and woodlands and is approached through wrought iron entrance gates and along a private road that leads to the property entrance. Here you will find a single garage and a driveway where you can park a number of vehicles. There is also access to the enclosed front porch that opens into a lobby with a utility room/cloakroom and a door to the well-proportioned kitchen/breakfast room. This includes shaker style wood units with tiled worktops, integrated and stand-alone appliances and plenty of space for a good-sized table and chairs.

An alternative entrance to the property is through French doors to the charming triple aspect garden room with tiled flooring, wood framed windows and a pine panelled ceiling. This opens into the 'star of the show' - the impressive and spacious reception hall with its original polished herringbone patterned teak flooring, the original open tread teak staircase with an attractive wrought iron and teak banister and views of the galleried landing.

There is a wood framed archway with direct access to the large L shaped dual aspect sitting room/dining room that provides a free flowing and open plan feel to the whole space. The sitting room includes a stone fireplace with a log burner as a charming focal point and patio doors to the garden. A very wide arch leads through to the dining area with a door to the adjacent kitchen for ease of catering. The ground floor accommodation also includes a very useful playroom/snug/study.

Off the first-floor galleried landing there is a family bathroom and a separate shower room as well as a single bedroom with a fitted cupboard and three doubles. These include the very spacious nearly 20ft long, dual aspect principal bedroom with wood flooring and wide windows providing a light and bright ambience. It is adjacent to the bathroom so that could be redesigned to create ensuite and dressing room facilities.

Outside there is a rear patio for barbecues and al fresco dining as well as a covered walkway adjacent to the back of the house and the garage. This could always be enclosed to provide additional accommodation, subject to planning. The rest of the garden features a lawn interspersed with trees and shrub beds and surrounded by woodland including mature and specimen trees, which is a great place for the kids to play hide and seek or go 'camping'.





Seller Insight

“What the owners say: This has been a wonderful and happy family home for some 63 years and it is only for health reasons that it is now being sold. Although the house needs modernising it is in a great location, was solidly built, has delightful original features and large rooms as well as being on a private road so is very safe for children and pets, and is just waiting for new owners to make it their own.

We are only half a mile from the charming village of Hadlow, which is in a Conservation area and includes many attractive period properties such as the Hadlow Tower, a variety of shops, pubs, restaurants, hairdressers, 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 where you can enjoy wandering around 10 acres of grounds.

It is not far from the bustling market town of Tonbridge that lies alongside the River Medway and has its origins in the 10th century with the castle being built in the 11th century. Most of the shops can be found in the high street and include clothes shops, hair and beauty salons, banks, bakers, butchers and a fishmongers along with plenty of bars and restaurants with more retail outlets on the outskirts of the town. There are three medical centres in the town, four dental and three veterinary practices. The mainline station is also the junction for the Hastings and Redhill lines with trains taking around 40 minutes to various London stations.

The town includes a large country park as well as Carrotty Wood, an outdoor activity centre and a charming oast house that has been converted into a theatre. There are excellent educational facilities with a number of primary schools, several grammar and comprehensive schools with specialist status including performing arts, maths and ICT, music and sports. There is also the West Kent College of further education and a small University of Kent campus as well as the famous independent Tonbridge School founded in 1553. This provides a leisure club with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself has football, rugby, tennis and cricket clubs. For golfing enthusiasts there are numerous golf clubs and courses within a radius of nine miles around Hadlow including the local Poulton Wood public golf centre.”*

* 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.





Travel

By Road:	
Tonbridge Station	4.4 miles
Tunbridge Wells	9.1 miles
Sevenoaks	10.5 miles
Maidstone	10.3 miles
Dover Docks	55.3 miles
Channel Tunnel	43.5 miles
Gatwick Airport	33.6 miles
Charing Cross	40.1 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

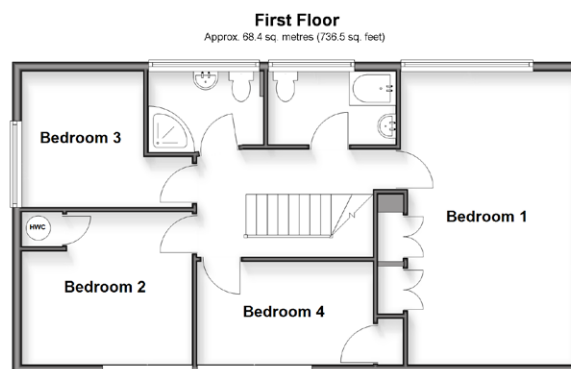
Primary Schools	
Hadlow Primary School	01732 850349
Slade Primary School	01732 350354
Long Mead Community	01732 350601
St Margaret Clitherow Catholic Primary	01732 358000
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Secondary Schools:	
Tonbridge Grammar School	01732 365125
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

Entrance Porch	
Entrance Hall	
Utility room	7'6 x 6'
Kitchen/Breakfast room	15'4 x 12'5
Living room	20' x 12'
Dining area	8'6 x 8'
Dining hall	11'8 x 11'6
Conservatory/garden room	9'6 x 9'
Bedroom/Study	11'5 x 7' reducing to 5'10

First Floor Landing

Bedroom 1	20' x 11'10
Bedroom 2	10'3 x 11'6
Bedroom 3	9'4 x 7'9
Shower room	7'8 x 5'4
Bathroom	8'6 x 5'1

Outside

Garage	18'3 x 10'4
Covered surface area	5'6 x 5'7
Driveway	
Gardens	

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

Council Tax: F
Tenure: Freehold

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