



Avondale  
Cuckoo Lane | Tonbridge | Kent | TN110AG

FINE & COUNTRY





# Step inside

## Avondale

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Tucked behind the hedgerows and trees off the leafy Cuckoo Lane is this delightful, detached family home with development potential and surrounded by farmland, woodland and the Poult Wood golf course. Although located in a charming countryside environment, in the High Weald Area of Outstanding Natural Beauty, it is not far from Hadlow and less than a quarter of mile from the A26 for easy access to Tonbridge, where trains to London take just over half an hour.

This property is somewhat larger than it first appears and is approached down a driveway with access to a triple garage and a workshop. There is existing planning permission to convert this into an annex to provide additional accommodation, so would be ideal for multi-generational requirements.

The drive provides plenty of off-road parking and leads to the attractive front façade and round to the front door. This opens into a spacious vestibule with a door into the superb dual aspect kitchen/dining/family room with wood flooring, a large store cupboard and French doors to the garden creating a large open plan feel throughout.



In the kitchen there is a range cooker, an impressive full height curved unit, an American style fridge freezer and attractive flat fronted units with wooden worktops. There is also a large island, an adjacent cloakroom/utility room with laundry facilities and a door to the attractive conservatory. This has tiled flooring, French doors to the rear terrace, views over the garden and provides a delightful additional dining and seating area.

There is a large dual aspect sitting room with a charming bay window, stairs to the first floor, a useful understairs cupboard and a fireplace with a log burner you can sit around on those cool winter evenings. An external door leads to a spacious store room that could always be converted into additional accommodation and could make a very useful office for anyone working from home.

On the first floor you will find three vaulted ceiling bedrooms with delightful views and eaves storage. These include the principal with an adjacent family bathroom, Velux windows and French doors to a Juliette balcony overlooking the garden and a guest room with fitted cupboards and an ensuite shower.

As well as the large rear terrace for outdoor entertaining there is a generous lawn within a total plot of 0.392 acreage, big enough for kids to kick a ball around, shrub beds and two delightful log cabins surrounded by mature trees, including a mature magnolia tree and backing onto Poult Wood golf course.

# Seller Insight

“ This has been a delightful home in a wonderful countryside setting with delightful places to go for walks and not far from an excellent farm shop and Shell garage. We are adjacent to the Poult Wood golf club for golfing enthusiasts and only a short distance from the historic village of Hadlow. This features delightful period buildings including the famous 175ft high Hadlow Tower, various shops, the Carpenter's Arms pub, takeaways, a hairdresser, medical centre and a library as well as cricket and bowls clubs and a village hall that offers a variety of activities. There is a good primary school while the Hadlow College of Agriculture and Horticulture is well-known and includes the Broadview Gardens. It is also not far to Shipbourne with the highly regarded Chaser Inn and a weekly farmer's market.

It is only two and a half miles to Tonbridge where, as well as the mainline station, you will find a variety of independent shops, hair and beauty salons, bars and restaurants as well as additional retail outlets on the outskirts of the town. There are excellent educational facilities with a number of primary schools including Slade Primary rated Outstanding by Ofsted, several Outstanding grammar schools including the high achieving The Judd for boys and Tonbridge Grammar School for girls with specialist status schools including performing arts, maths and ICT, music and sports.

Also easily accessible is the Somerhill prep school, the independent Kent College, 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 the thriving EM Forster theatre and 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 includes golf, football, rugby, tennis and cricket clubs.\*

\* These comments 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         |            |
| Hadlow          | 1.3 miles  |
| Shipbourne      | 2.7 miles  |
| Tonbridge       | 2.5 miles  |
| Tunbridge Wells | 7.5 miles  |
| Sevenoaks       | 9.0 miles  |
| Dover Docks     | 56.9 miles |
| Channel Tunnel  | 44.7 miles |
| Gatwick Airport | 32.0 miles |
| Charing Cross   | 39.3 miles |

|                         |             |
|-------------------------|-------------|
| By Train from Tonbridge |             |
| London Bridge           | 35 mins     |
| Charing Cross           | 40 mins     |
| Victoria                | 1hr 05 mins |
| Ashford International   | 37 mins     |

**Leisure Clubs & Facilities**

|                                |              |
|--------------------------------|--------------|
| Poult Wood Golf Club           | 01732 364039 |
| Hadlow Cricket Club            |              |
| Hadlow Bowls Club              | 01732 852138 |
| 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 |
| Tonbridge School Sports Centre | 01732 304111 |
| Tonbridge Cricket Club         | 01732 843160 |
| Tonbridge Juddians Rugby Club  | 01732 358548 |

**Healthcare**

|                         |              |
|-------------------------|--------------|
| Hadlow Medical Centre   | 01732 667443 |
| Tonbridge Medical Group | 01732 352907 |
| Pembury Hospital        | 01622 729000 |

**Education**

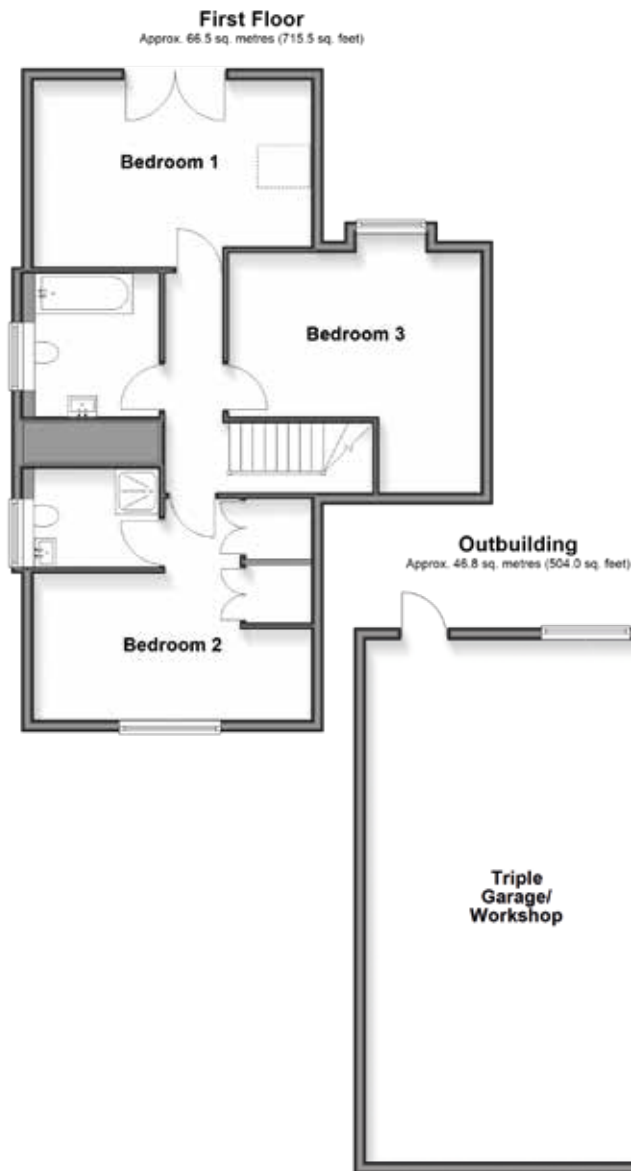
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|----------------------------------------|--------------|
| Primary Schools                        |              |
| Hadlow Primary School                  | 01732 850349 |
| Shipbourne Primary School              | 01732 810344 |
| Slade Primary School                   | 01732 350354 |
| Long Mead Community                    | 01732 350601 |
| St Margaret Clitherow Catholic Primary | 01732 358000 |
| Bishop Chavasse                        | 01732 676040 |
| Somerhill (independent)                | 01732 352124 |
| Hilden Grange Preparatory              | 01732 351169 |
| Secondary Schools                      |              |
| Tonbridge Grammar School               | 01732 365125 |
| Weald of Kent Grammar School           | 01732 735000 |
| Hill View School for Girls             | 01732 352793 |
| The Judd School (Grammar)              | 01732 770880 |
| Tonbridge School (Independent)         | 01732 365555 |
| Kent College                           | 01892 822006 |

**Entertainment**

|                                        |
|----------------------------------------|
| The Rose Revived                       |
| EM Forster Theatre (Tonbridge School)  |
| The Chaser Inn                         |
| The Rifleman                           |
| The Greyhound                          |
| Angel Centre sports complex and cinema |

**Local Attractions / Landmarks**

|                       |
|-----------------------|
| Tonbridge Castle      |
| Ightham Mote          |
| Haysden Country Park  |
| Tonbridge River Trips |
| Knole House and Park  |
| Penhurst Place        |
| Hever Castle          |



## GROUND FLOOR

Entrance Hall & Boot Room  
Kitchen/Dining/Family Room 28'8 x 20'6 RT 12'7 (8.74m x 6.25m)  
Utility Room 7 x 6'8 (2.14m x 2.03m)  
Conservatory 13'9 x 9'5 (4.19m x 2.87m)  
Living Room 22'5 x 16' 10 RT 15'6 (6.84m x 5.13m)

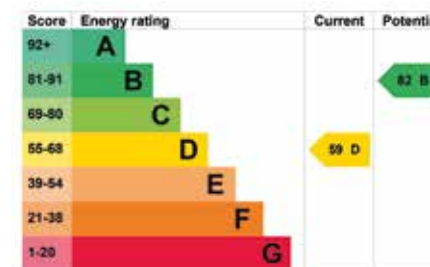
## First Floor

Bedroom 1 15'4 x 12' (4.68m x 3.66m)  
Bathroom 8' x 6'10 (2.44m x 2.08m)  
Bedroom 2 15'3 x 12'9 RT 8'7 (4.65m x 3.89m)  
Ensuite Shower 7' x 5'7 (2.14m x 1.70m)  
Bedroom 3 14'5 x 13'7 RT 10'3 (4.40m x 4.14m)

## OUTSIDE

Driveway  
Triple Garage/Workshop 29'5 x 17'4 (8.97m x 5.29m)  
Large Rear Garden  
Plot Size 0.392 acres  
Home office  
Storage

Council Tax Band: E  
Tenure: Freehold



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