

EST
1900

125

— YEARS OF —

**Lambert
& Foster**



**Lambert
& Foster**



JAMES HOUSE

HADLOW

A rare opportunity to purchase this substantial Grade II listed 6 bedroom detached family home on the market for the first time in 100 years. Offering over 4,000 sq.ft. of accommodation over three floors with four reception rooms, six double bedrooms, two bathrooms, a large farmhouse kitchen, a utility room and a cellar. The property would benefit from a sympathetic renovation throughout. Outside there is a large garage and barn as well as a brick built stable block with the garden extending to just over an acre. Offered to the market with NO FORWARD CHAIN.

Guide Price £1,000,000-£1,100,000

FREEHOLD





JAMES HOUSE

MAIDSTONE ROAD | HADLOW | TN11 0HP

- A handsome and substantial Grade II listed family home
- Offering 6 bedrooms, 4 receptions, 2 bathrooms and outbuildings
- Garden and grounds extending to just over an acre
- Ample off-road parking and a large garage
- Generous proportions, high ceilings and character features
- Within walking distance to local amenities and offered with NO FORWARD CHAIN

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Oil fired central heating.

BROADBAND: Available with Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: Limited.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling.

COUNCIL TAX: Band G. **EPC:** N/A GII Listed.

COVENANTS: Covenants Relate to this property please contact the office for more information.

FLOOD & EROSION RISK: Property flood history: The property has flooded in the past. **Rivers and the sea:** Very low risk. **Surface Water:** High risk. **Reservoirs:** None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Traditional timber construction with stone footings and brick infill



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

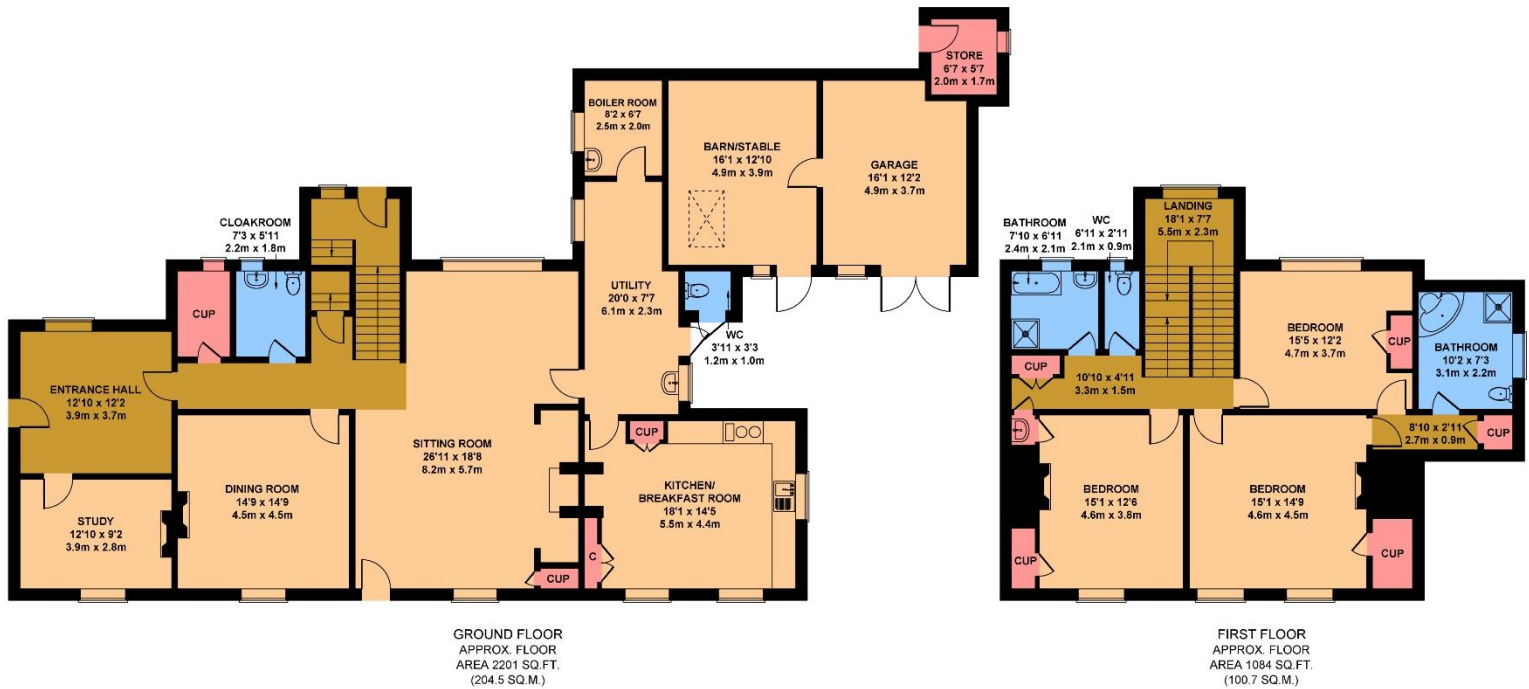
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

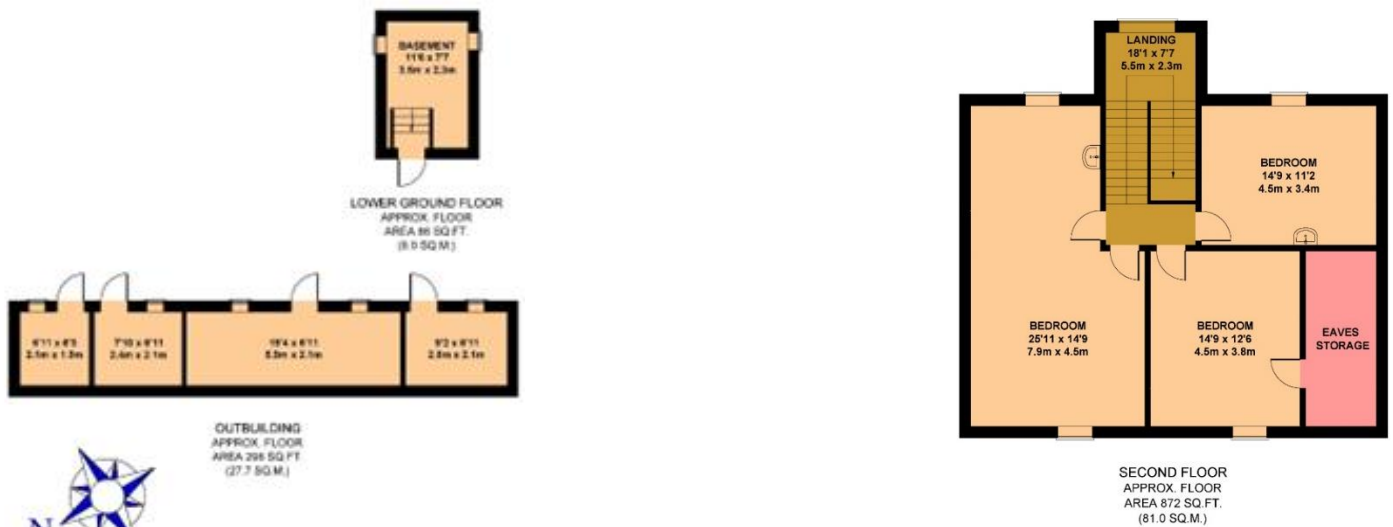
FLOORPLANS

www.lambertandfoster.co.uk

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR OVER 120 YEARS



Lambert & Foster