



## 2 Hamptons Road

Hadlow, TN11 9RE Freehold



Price Guide £650,000

**Period cottage with countryside views located in a beautiful rural setting. This charming property has two bedrooms, sitting room with open fireplace, dining room with stove, kitchen, stunning bathroom, driveway, garage and gardens to three sides. No onward chain.**

### Overview

- Two Bedroom character semi-detached cottage
- Sitting room with fireplace
- Dining room with stove
- Kitchen, cloakroom with utility area
- Stunning upstairs bathroom
- Gardens to three sides
- Driveway and garage
- Beautiful rural setting with lovely views
- No onward chain
- Council tax band D



### Description

#### Ground floor

##### Entrance hall

Staircase to first floor with cupboard under.

##### Sitting room

13'7 x 11'10

Open fireplace with surround, picture rail and window with views to the front.

##### Dining room

13'5 x 11'11

Stove, drying rack, cupboard, window to rear with views over the garden.

##### Kitchen

10'1 x 6'4

Wall and base units, worktops, electric cooker point, fridge/freezer, dishwasher, window and door to garden.

##### Inner lobby

Worktop and window to side

##### Cloakroom with utilities

WC, base units, sink, space and plumbing for washing machine.



**First floor**

**Landing**

Window to side

**Bedroom one**

14'8 x 12'7

Feature fireplace and stunning views from the window over countryside.

**Bedroom two**

10'6 x 9'4

Window to side.

**Bathroom**

Free standing bath, separate shower, wash basin, WC, feature fireplace, loft access and rural views from the window.

**Externally**

**Front garden**

Lawn, driveway, hedges, tree, 16'2 x 9'2 detached garage, side access.

**Rear garden**

Mainly laid to lawn hedges, summer house and oil tank.

**Location**

Located in a semi-rural position between Hadlow and Plaxtol approximately 1.7 miles from Hadlow village with farm shop, coffee shop chemist, newsagent, local shop, pharmacy, dentist and 1.8 miles from Plaxtol with pub and village store.

For a more comprehensive range of shopping and amenities

there are large shopping facilities in Tonbridge, Sevenoaks and Tunbridge Wells.

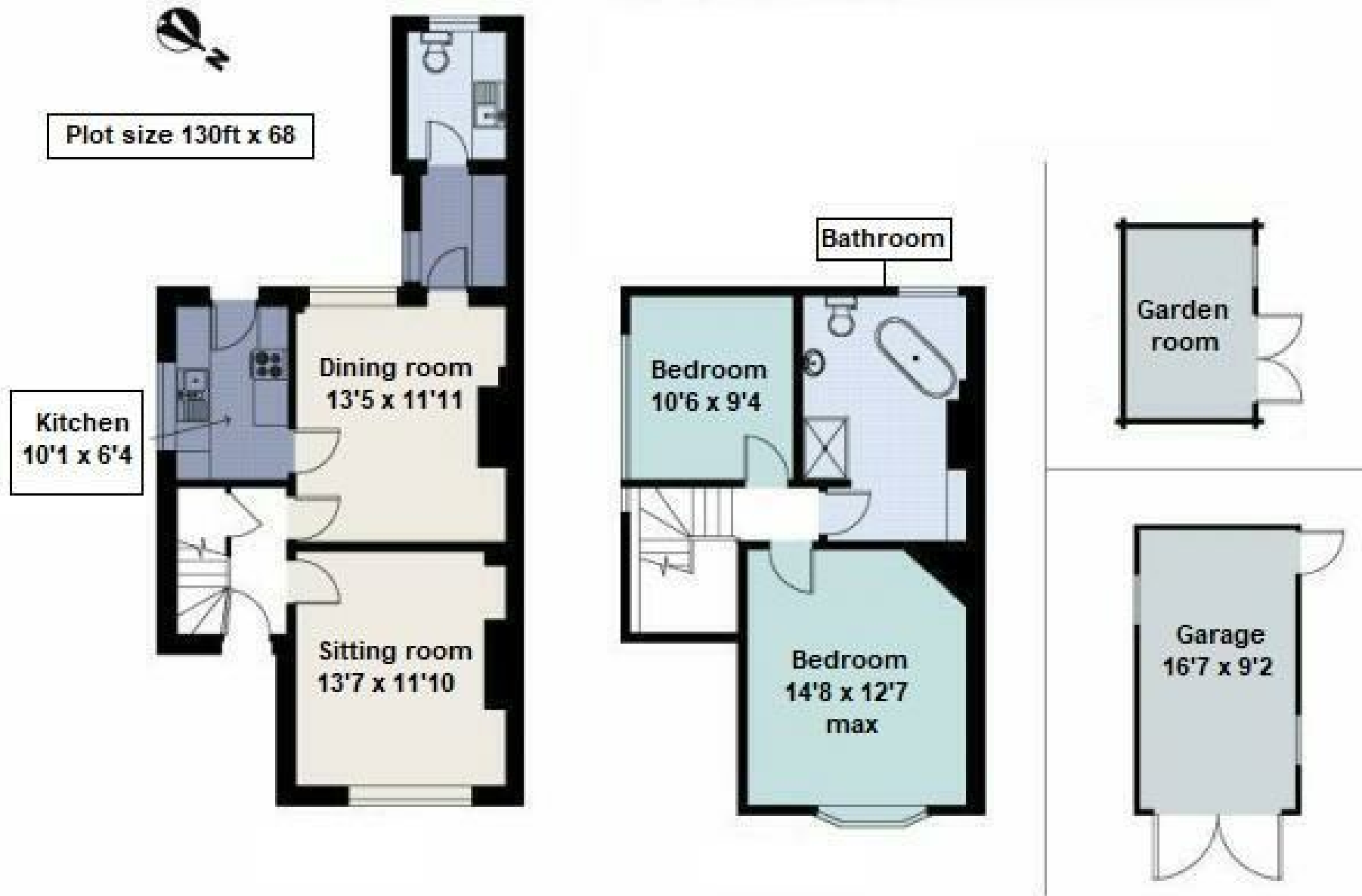
Mainline Rail Services: Borough Green/Wrotham with fast trains to London Bridge in 37 minutes and Tonbridge mainline station with further trains to London Bridge/Waterloo East/Cannon Street/Charing Cross.

There are primary/secondary and grammar schools in: Hadlow, Shipbourne, Tonbridge and Tunbridge Wells as well as local private Schools.

**Agents notes**

The property is freehold and built of standard construction, oil fired central heating, connected to electricity, mains water and connected to a sepsit and shared with the adjoining semi.





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