



1 Hamptons Road

Hadlow, Tonbridge, TN11 9RE Freehold

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Price Guide £675,000

A character cottage located in a beautiful rural setting with views on either side over open countryside. This charming property has three bedrooms, two reception room, kitchen, bathroom, driveway, garage and gardens to three sides. No onward chain.

Overview

- Semi-detached cottage
- Beautiful rural setting with lovely views
- Three bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- Garden to front side and rear
- Gated driveway and garage
- No onward chain
- Council tax band D

Property Description

Hamptons Road is a spacious character cottage located in a semi-rural location offered with no onward chain. The well-presented accommodation is arranged over two floors and provides excellent space for both family living and formal entertaining. Salient points include feature fireplaces, established gardens, ample parking and garage. The principal reception rooms comprise a sitting room with feature fireplace and an outlook to the front garden and a dining room with a delightful view to the rear. The well-appointed kitchen is fitted with an extensive range of base cupboards with space for appliances and a door leading to the covered link to the garage and the front and rear gardens. A well-equipped bathroom completes the ground floor. From the hallway stairs rise to three double bedrooms, one with a feature fireplace and outlook to the rear, the other with a bay window and views to the front and the third with a view to the side of the property. A well-appointed family bathroom completes the accommodation. No. 1 is approached via a driveway leading to the house and garage, providing extensive parking. The attractive and established gardens are mainly laid to lawn with a variety of shrubs and trees providing a delightful back drop to the property. There is an established hedge which provides a high degree of privacy.



Location

Hamptons Road is located in a semi-rural position approximately 1.5 miles from Hadlow village which has a good range of local amenities. Comprehensive Shopping: Tonbridge (4.9 miles), Sevenoaks (8.7 miles), Tunbridge Wells (9.5 miles) and Bluewater (23.2 miles). Mainline Rail Services: Tonbridge mainline station (5.1 miles) to London Bridge/Waterloo East/Cannon Street/Charing Cross. Primary Schools: Hadlow, Shipbourne and Tonbridge. Secondary Schools: Judd Boys Grammar, Tonbridge and Weald of Kent Girls Grammars in Tonbridge. Skinners and Tunbridge Wells Boys Grammars and Tunbridge Wells Girls Grammar School in Tunbridge Wells. Private Schools: The Preparatory Schools

at Somerhill, Hilden Oaks, Hilden Grange and Tonbridge in Tonbridge; Sackville in Hildenborough; Sevenoaks Public School. Colleges: Hadlow Agricultural College, West Kent College. Leisure Facilities: Nizels Golf & Fitness centre, Hildenborough. Poulton Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor & indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming & sailing. Please note all distances are approximate.

Viewing Arrangements

Viewings are strictly by appointment only via Kings.

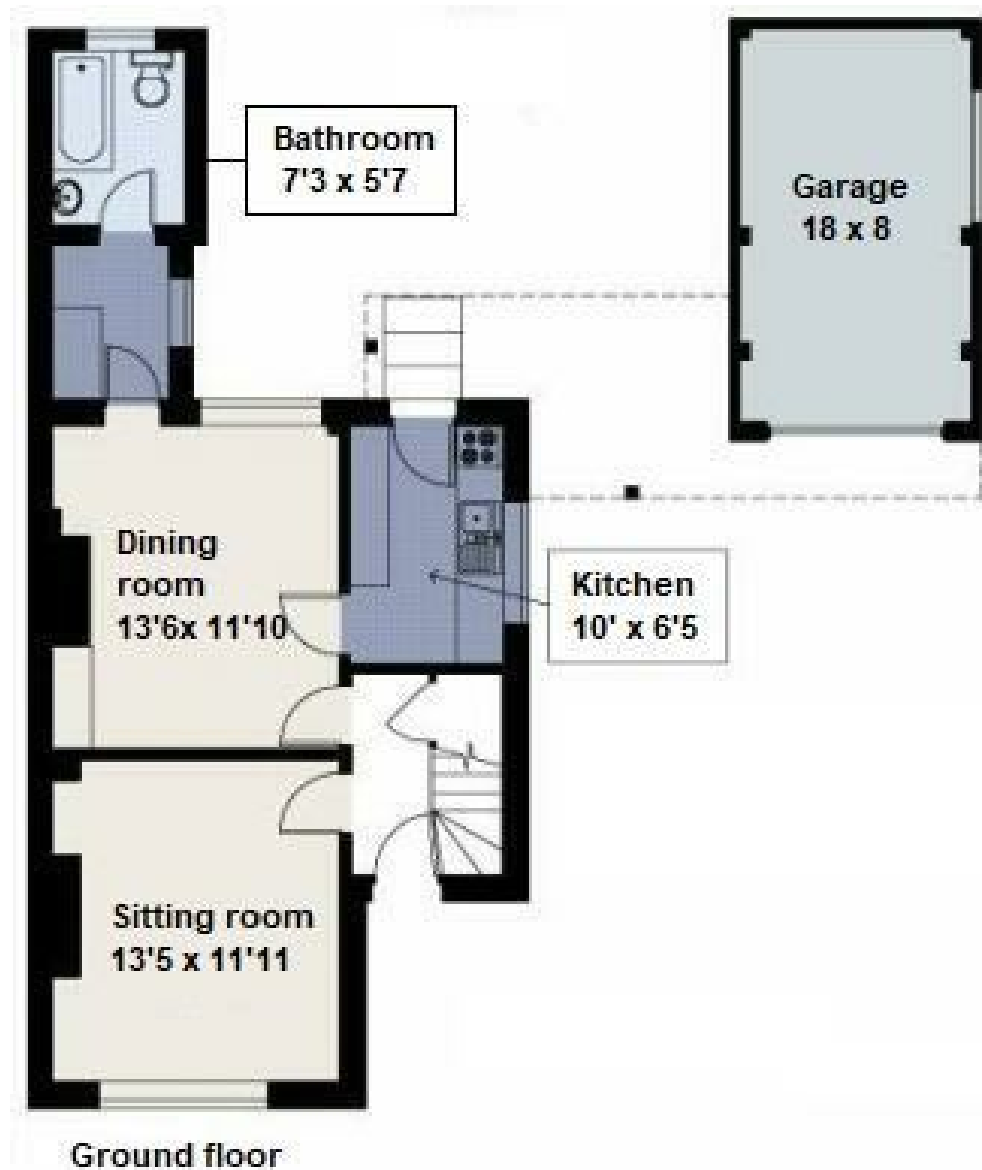
Directions

Take Wye Rd to Wrotham Rd/A227, continue on A227 to Plaxtol Ln, follow Plaxtol Ln and School Ln to Hamptons Rd, turn left onto Hamptons Rd, destination will be on the right. what3words: ///finely.tricks.before

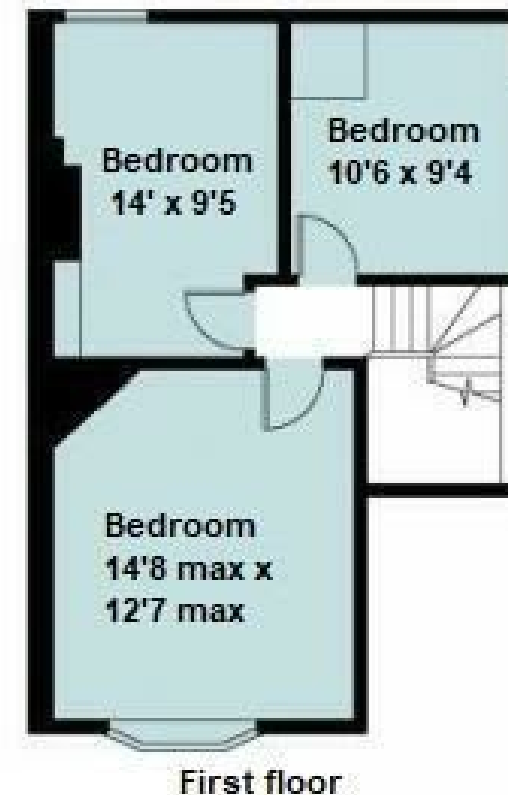
Property Information

The property is freehold and built of standard construction, oil fired central heating, connected to electricity, mains water and connected to a cesspit and shared with the adjoining semi. Council is Tonbridge & Malling. EPC E. Council tax D.





The plot is 113 ft x 70 ft wide



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