



Broom Manor, 150 Carpenters Lane, Hadlow, Kent TN11 0EX
Offers In Excess Of: £1,000,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Substantial Detached House by Millwood Designer Homes
- *Select Rural Development *Six Bedrooms *Elegant Reception Hall
- *Dual Aspect Sitting Room with Inglenook Fireplace *Conservatory
- *Formal Dining Room *Kitchen/Breakfast room *Utility Room
- *Main & Guest Bedroom Suites *Family Bathroom
- *Gravel Driveway *Detached Double Garage *Lake Frontage
- *Part Walled Landscaped Rear Garden

Description

Broom Manor is an elegant substantial detached six bedroom family home, having been in the same family ownership for many years, built by Millwood Designer Homes, based on a classic Kentish Yeoman style. The property forms part of a select development of four homes, set in a rural setting with glorious outlook over a delightful spring fed lake, farmland and open countryside.

Accommodation

- The property is approached over a shared gravel driveway leading to a private parking area in front of the garage with wrought iron gate and pathway leading to the front. Arched timber main entrance doors open to the reception hallway which enjoys an elegant galleried staircase with double height window and cloakroom.
- The formal dining room is located off the hallway with a lovely outlook over the rear garden.
- Dual aspect drawing room with exposed brick inglenook fireplace, gas fire basket, hood and bressummer, wall light points and French doors leading out to the conservatory offering a lovely outlook over the gardens.
- Spacious kitchen/breakfast room fitted with a comprehensive range of light oak wall mounted cabinets and base units of cupboards and drawers, finished with laminate worktops including a breakfast bar return, tiled splashback and ceramic tiled floor. Bosch eye level double oven, sink unit, space for dishwasher and space for under counter fridge and freezer. Space for table and chairs and patio doors opening to the rear terrace.
- Matching utility room with space for washing machine and tumble dryer, cupboard housing Potterton Prima gas fired boiler, door giving access to side and window to front with outlook over the lake.
- Bright first floor galleried landing with lovely views to the front, large fitted airing cupboard with hot water tank and staircase rising to the second floor.
- Dual aspect main bedroom suite fitted with a range of matching bedroom furniture including attractive window seat and en-suite shower room with walk in shower enclosure.
- Guest bedroom suite fitted with a matching range of bedroom furniture with including wardrobe and corner dressing table. Two further bedrooms with fitted wardrobes and a family bathroom complete the spacious first floor accommodation.
- The second floor attic rooms offer a central study/games room with Velux window and two further bedrooms to either side with Velux windows and eaves storage.



- Detached double garage under a pitched tiled roof, two electric up and over doors to front, power and light and mezzanine storage area.
- The gardens to the front of the house are well tended and slope gently down to the delightful spring fed lake of which Broom Manor owns a quarter share, providing a lovely setting for the property.
- The south westerly part walled landscaped level rear gardens are a particular feature of the property enjoying a substantial raised stone terrace with electric awning. The remainder of the garden is predominately laid to lawn with an abundance of raised shrub/flower borders, giving a variety of interest and mature hedge boundaries providing seclusion.
- Services & Points of Note: All mains services. Gas fired central heating. Double glazed leaded light windows. Standard broadband connection.
- Council Tax Band: H – Tonbridge & Malling Borough Council. EPC: D

Situation

The property is situated on the rural outskirts of the village of Hadlow, situated on the A26 between Tonbridge and Maidstone and provides local shops, pubs and restaurants, primary school, library, medical centre, dentist and pharmacy. The town of Tonbridge is approximately five miles distant offering comprehensive shopping, educational and recreational facilities and mainline station offering fast services to London Charing Cross and Cannon Street. The area is well served with primary and secondary schools in the state and private sectors. including Tonbridge School for Boys, Sevenoaks School, a range of prep schools, Judd and the grammar schools at both Tonbridge and Tunbridge Wells and annexes in Sevenoaks. The A21 at Tonbridge and Junction 3 of the M20 both give access to the M25, the other motorway networks, Gatwick, Heathrow, City and Stansted Airports, Ashford and Ebbsfleet International Stations, the Channel Tunnel and Bluewater Shopping centre. The village is situated within a conservation area, surrounded by countryside and with many buildings of interest including the historic St Mary's church and the Hadlow Tower.



Viewing Strictly By Appointment

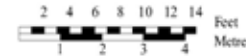
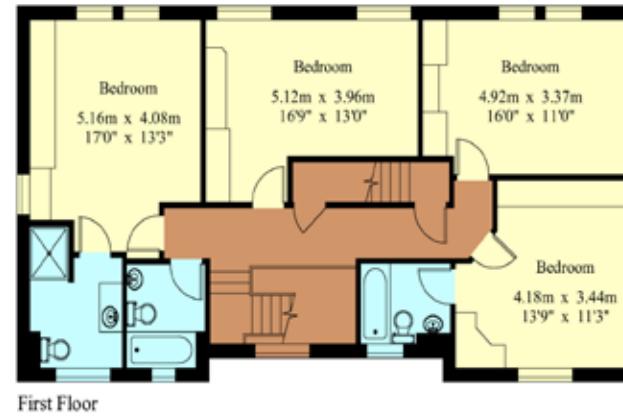
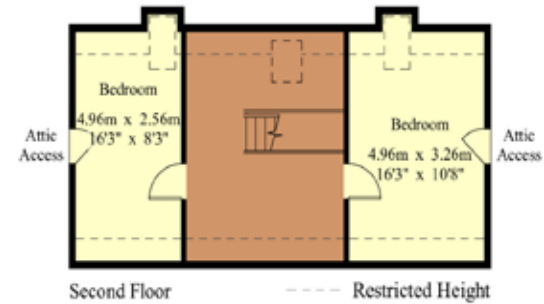
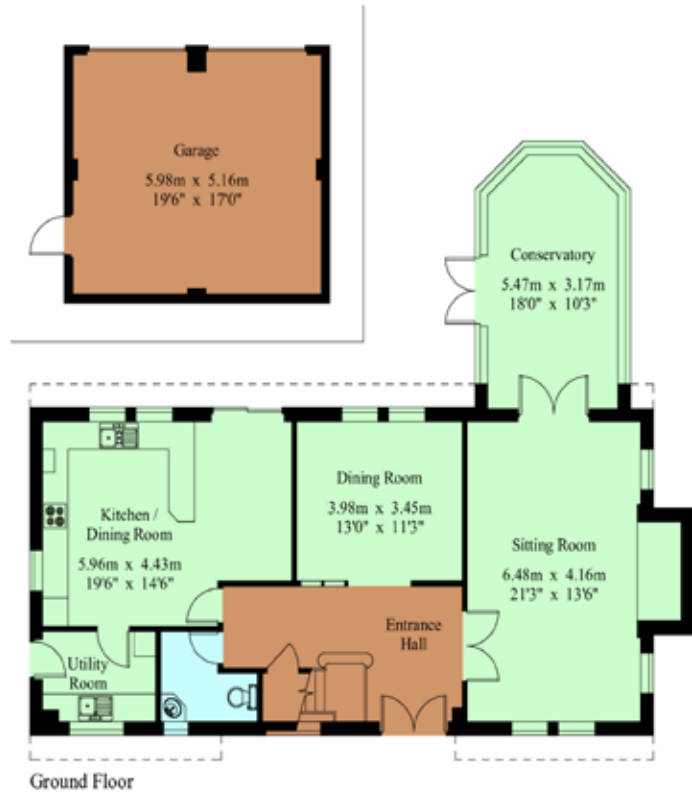
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150 Carpenters Lane

House - Gross Internal Area : 268.8 sq.m (2893 sq.ft.)

Garage - Gross Internal Area : 31.4 sq.m (337 sq.ft.)



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