



2 School Lane, Hadlow, Kent TN11 0EH  
Guide: £350,000 - £360,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





\*Mid-Terrace Cottage in the Heart of the Village

\*Arranged over Three Floors

\*One/Two Reception Rooms \*Kitchen/Breakfast Room

\*Two/Three Bedrooms\* First Floor Modern Bathroom

\*Pretty Courtyard Garden\* Vendors suited

### Description

This pretty mid-terrace cottage is positioned just off the high street in a convenient yet tucked away location in the centre of the popular village of Hadlow close to amenities having pedestrian access off School Lane. Arranged over three floors with new carpets, a modern bathroom and kitchen with the option of either three bedrooms and one reception room or two bedrooms and two reception rooms.

### Accommodation:

- Reception room with feature fire place (currently not in use), wooden lintel, wooden flooring, double glazed upvc sash windows with views to front.
- Modern kitchen fitted with a range of wall cupboards and base units of cupboards and drawers with tiled surrounds and splash back, tiled wood effect flooring, Bosch gas hob and electric oven, slimline dishwasher, space & plumbing for washing machine, fitted fridge freezer, stable door leading out to private garden. Staircase to first floor.
- First floor small landing giving access to two bedrooms and bathroom. One of the bedrooms is currently used as an extra reception room with upvc sash windows with outlook to front. Second bedroom with views to rear, pretty white washed wooden panelling.
- Modern bathroom re-fitted in 2022 to an exceptional standard. Comprising white suite and tiles with stylish black fittings, rain fall shower, wash basin with fitted drawer unit, heated towel rail and close coupled w.c.
- Main bedroom on second floor with fitted wardrobes under eaves comprising a mixture of hanging space and drawers, pretty dormer window and newly fitted smart Velux roof windows with wifi connected controls, an automatic close with temperature, exposed brickwork on one wall adding to the character of the room.



- Established and private courtyard garden facing west, hard landscaping with raised beds and patio area, small storage area hidden behind trellis. Side access through gate and down shared pathway between the two cottages.
- Agents note – a new boiler was installed in 2022, all carpets are new from 2024, there is a small flying freehold over the pathway to side of the property. No 1 School Lane has access across the rear garden to pathway at side.
- Services: All mains services. Gas central heating. Double glazed windows.
- Council Tax: C – Tonbridge & Malling Council.
- EPC: D

#### Hadlow

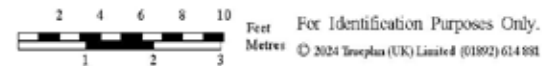
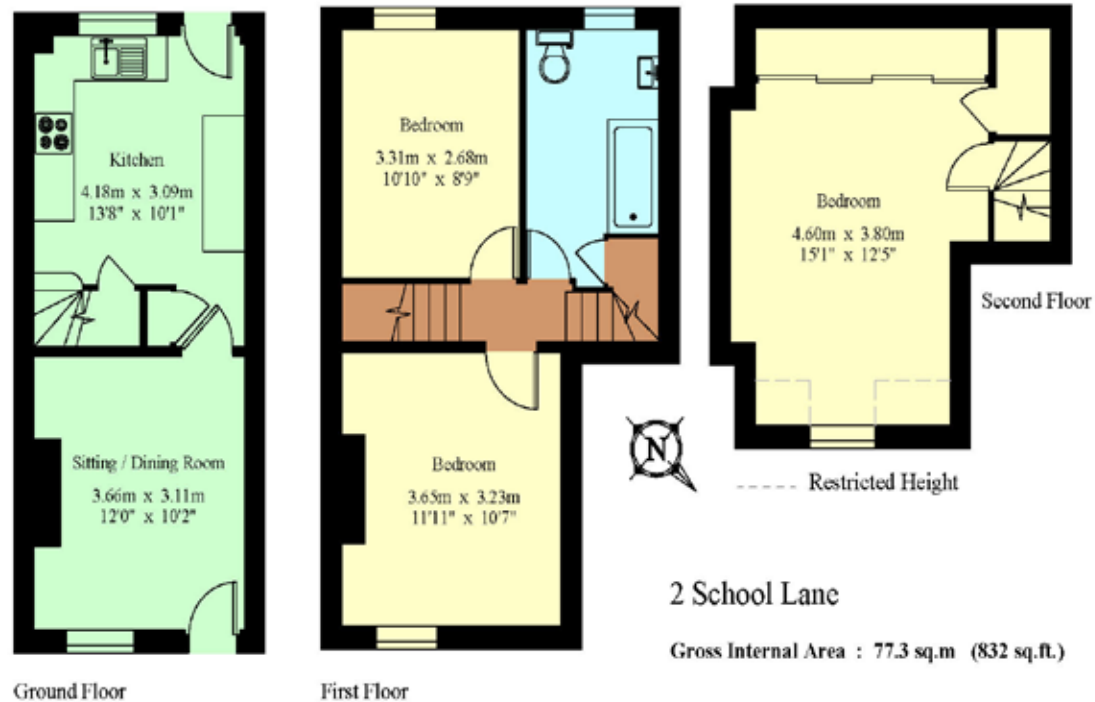
The property is situated in the centre of the village of Hadlow, situated on the A26 between Tonbridge and Maidstone, a traditional village steeped in rural history, with a friendly community and range of amenities including village stores, post office, pubs, bakers, restaurants, farm shop, library, GP and Dental surgeries, churches and a primary school. 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 Folly. The area is well served with primary and secondary schools in both the state and private sectors and colleges. Leisure Facilities in the area include Poulton Wood Golf Club and the Angel Leisure Centre in Tonbridge and David Lloyd Leisure club in Maidstone. The town of Tonbridge is approximately five miles distant offering comprehensive shopping, educational and recreational facilities, and mainline station to London (London Bridge/Cannon Street/Charing Cross). approximately three miles distant at Hildenborough (Charing Cross/Cannon Street line).



Viewing Strictly By Appointment

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