



Flat 5 Hamptons, Park Road, Hadlow, Tonbridge, TN11 9SR
Guide Price: £425,000 Share Of Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Impressive Top Floor Apartment
- *Immaculately Presented and Stylised Throughout
- *Set in Landscaped Communal Gardens
- *Uninterrupted Countryside Views
- *Kitchen/Breakfast Room
- *Two Double Bedrooms
- *Third Single Bedroom/Office Space
- *Allocated Parking
- *Single Garage en-bloc & Visitor Parking

Description

Nestled atop an impressive 19th century Grade II listed country residence designed by architect R W Jearrad, of Cheltenham fame. Hamptons is a striking and elegant top-floor apartment that beautifully blends timeless period charm with contemporary comforts. Bathed in natural light, every room enjoys uninterrupted panoramic views across the rolling Kent countryside, offering a sense of space, peace and tranquillity that is rarely found.

Accessed via a sweeping paved driveway leading to ample gravel parking, the property enjoys a privileged position, set within manicured communal grounds to the front and a picturesque shared garden to the rear—perfect for relaxing or entertaining outdoors. Additional benefits include a private garage with power and light, allocated parking, and ample visitor spaces.

Ideally situated within easy reach of Hildenborough, Borough Green and Tonbridge stations, the property offers excellent commuter links to London, while local village amenities and vibrant market towns are just a short drive away.

Accommodation

- Grand Entrance: Shared access via a stunning communal hall and original staircase leading to the private entrance.
- Welcoming Hallway: Wood-effect flooring and elegant dado rail creating a warm and inviting first impression.
- Sophisticated Living Room: A beautiful, light-filled space boasting spectacular panoramic views of the surrounding countryside. Featuring partial Morris & Co wallpaper and classic detailing.
- Stylish Kitchen/Breakfast Room: Fitted with a bespoke range of emerald green wooden units, white marble-effect worktops, and integrated appliances. Eye-level oven and microwave, electric hob, slimline dishwasher, and space for a six-seater dining table—all with a lovely countryside outlook.
- Spacious Bedrooms: Two generous double bedrooms with large windows framing idyllic views, plus a versatile third bedroom ideal as a home office or study.
- Elegant Family Bathroom: Designed with character and comfort in mind, featuring a roll-top bath with rainfall shower, traditional fittings, navy half-height tiling, heated towel rail, and built-in eaves generous storage housing hot water cylinder.

- Delightful Grounds: Residents enjoy use of the beautifully landscaped communal gardens, with mature trees, colourful borders, and a peaceful rear area designated for apartment owners' use.
- Garage & Parking: Single garage en-bloc with power and light, allocated parking space, and additional visitor parking.
- Additional Facilities: Communal laundry room with a private Bosch washing machine and tumble dryer dedicated to this apartment.
- Tenure: 999yr lease from 1973, 947 remaining.
- Services: Mains electric and water. Oil central heating (shared oil tank with 3 x flats). Private drainage maintenance and emptying included in service charge. Ground rent: £20p/a Annual service charge £2,400p/a.
- Council Tax Band: E - Tonbridge & Malling . EPC: D

Location

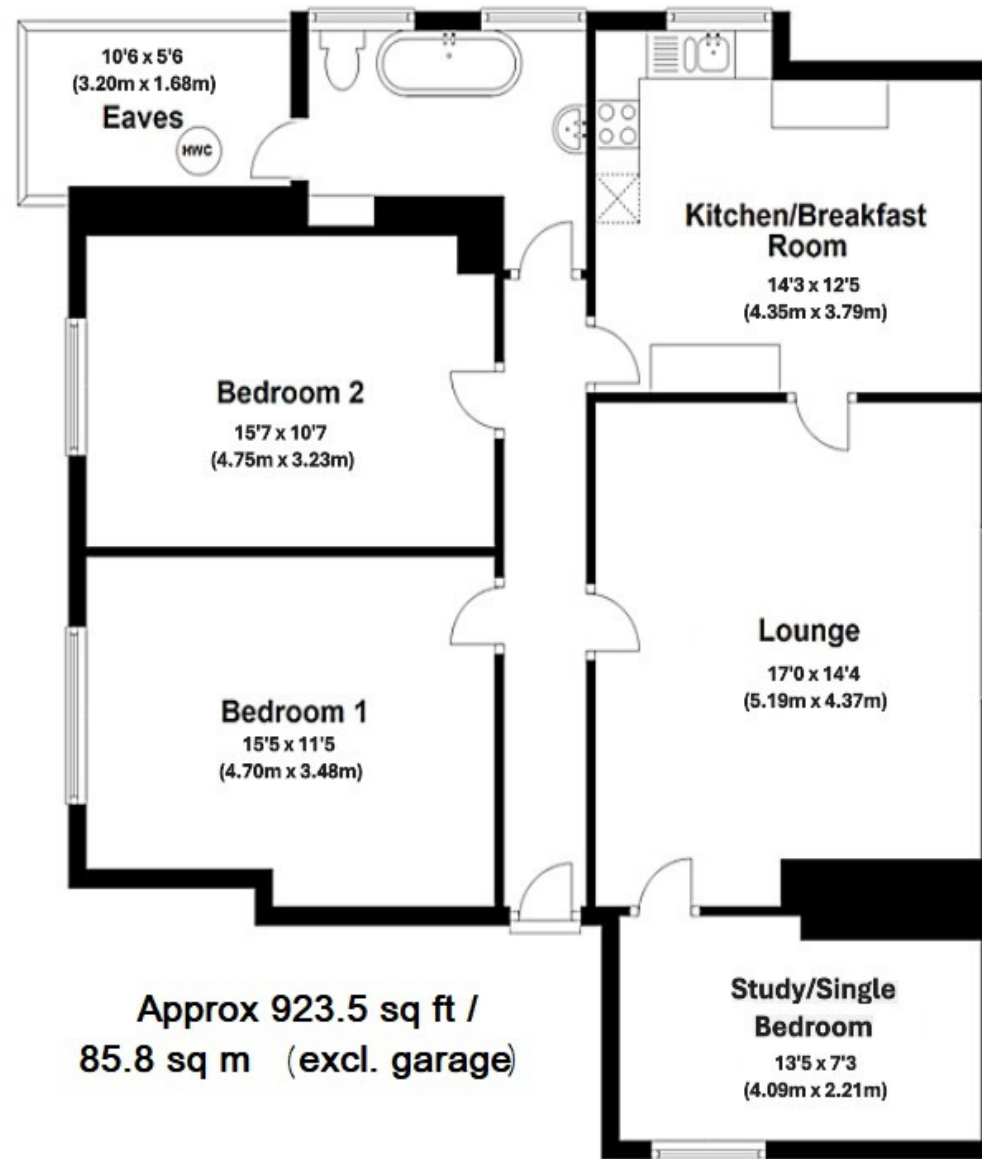
Conveniently located just two miles from the highly desirable village of Plaxtol and the well-equipped village of Hadlow, Hamptons is perfectly placed for daily essentials with easy access to a delightful farm shop, traditional bakery, chemist, and post office. The nearby market town of Tonbridge (under 5 miles) offers a comprehensive range of shopping, dining and leisure options, including two major supermarkets, high street retailers, and a wealth of cafes, pubs and restaurants. The nearby Hastings mainline offers fast and regular services to central London, with the park-and-ride station of Hildenborough providing an hour's door-to-door commute to London Bridge, while the ever-popular town of Sevenoaks (8 miles) and the acclaimed Bluewater Shopping Centre (22 miles) expand your leisure, retail and dining choices even further. The area is well-served by both state and independent secondary schools, adding to its family-friendly appeal.



Viewing Strictly By Appointment

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