



Elm Tree House, Hadlow Park, Hadlow, Kent, TN11 0HY

Guide Price £900,000 – £925,000

When experience counts...

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Offered for sale is this spacious 3 - 4 bedroom, detached family home with views over the mature rear garden, located in the quiet, private development of Hadlow Park and situated close to the centre of the popular village of Hadlow. Hadlow Park is a sought-after location that extends to about 18 acres and is a development of 35 detached houses set in large gardens built in the 1960s. The village offers a comprehensive range of local facilities, including village stores, a post office, pubs, a farm shop, library, GP and dental surgeries, churches, and a primary school. Internally, the property comprises an entrance hall with original parquet flooring, cloakroom WC, a dual-aspect sitting room, a dining room both with parquet flooring and a fitted kitchen/breakfast room. Inner hallway leads to a utility room and a large reception room / further bedroom which has annex potential. To the first floor, there are three bedrooms and a family bathroom. There is a staircase that leads to an attic room which is currently used as a bedroom. Externally the property sits within its own grounds, accessed via a private road. It has mature wrap-around gardens mainly laid to lawn with hedgerow boundaries, a gravel driveway with ample parking for several vehicles and a double garage.

AGENTS NOTE - The width of the plot lends itself to further extensions subject to necessary planning consent and we recommend viewing at your earliest convenience

3/4 Bedrooms

Detached Family Home

Three Reception Rooms

Utility Room

Sought After Hadlow Park Location

Double Garage & Driveway

Potential For Extension Subject to
Necessary Consent

Large Established Rear Garden & Side
Garden

Close to Hadlow Village Centre

Viewing Highly Recommended





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

- Council Tax Band G
- Double Glazed Windows
- Maintenance Charges: £220pa Hadlow Park Residents Association

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Hadlow Park, Hadlow, Tonbridge, TN11

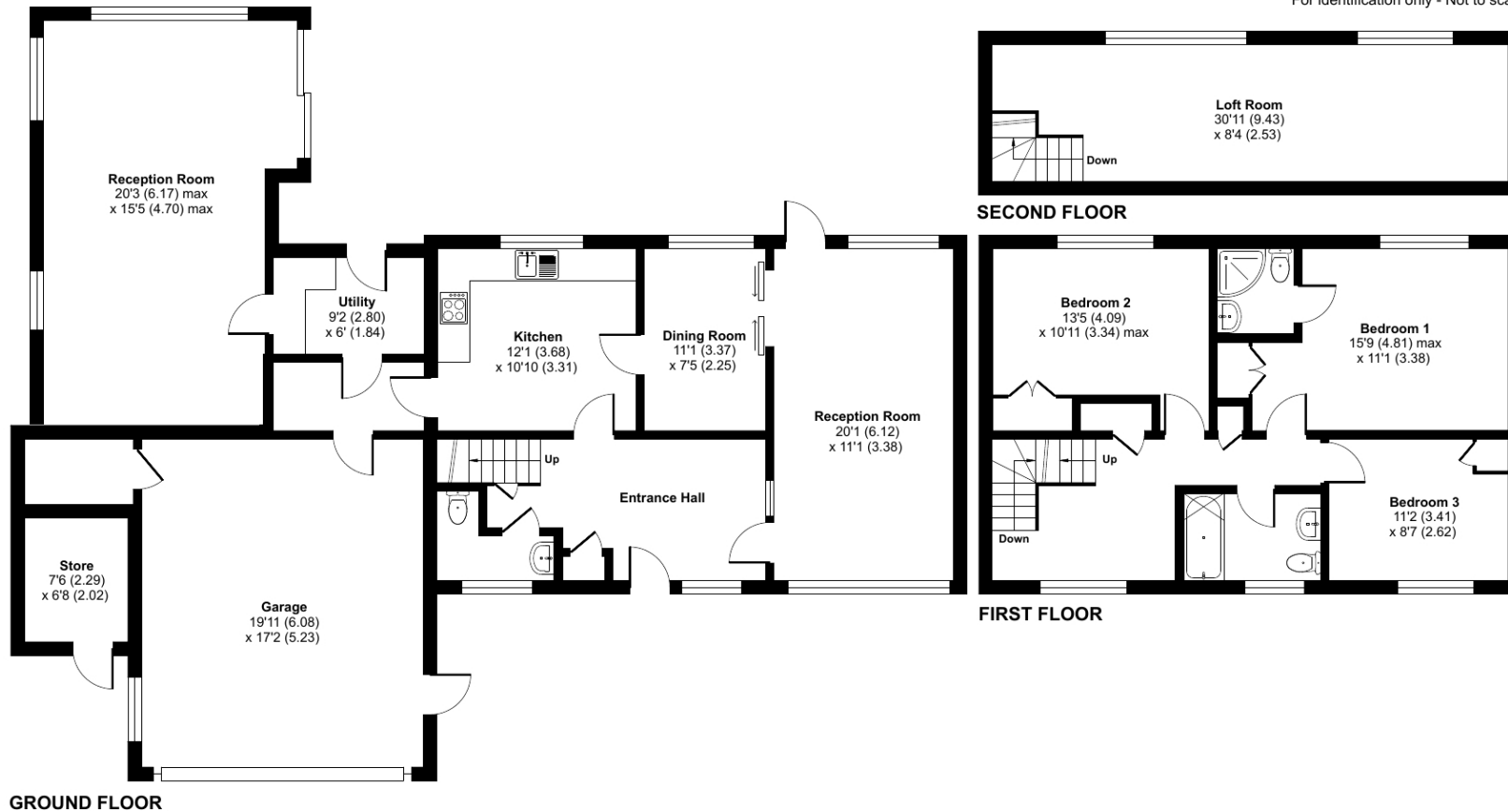
Approximate Area = 1924 sq ft / 178.7 sq m

Garage = 371 sq ft / 34.4 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 2342 sq ft / 217.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts Ip. REF: 1176441