



Quince Cottage, Common Road, Hadlow, Kent, TN11 0JD

Guide Price £850,000 - £875,000

When experience counts...

est. 1828
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Situated on the outskirts of the picturesque village of Hadlow, 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. This charming detached house, built in the 1830s and largely refurbished and extended in the 1960's and later. A private gated drive leads to the property, providing parking for several vehicles, detached double car garage with storage room above, the presence of outbuildings and this presents exciting potential for development, subject to planning permission. Internally the property comprises entrance hall, cloakroom WC, utility room, open plan kitchen / breakfast room and three reception rooms. To the first floor there is a shower room, three bedrooms and en suite to bedroom one. Externally the house is set within an impressive acre of beautifully maintained gardens (TBV) mainly laid to lawn with mature shrubs & trees along with your own allotment. Further benefits include solar panels and electric heating, promoting energy efficiency and a low environmental impact. We recommend viewing at your earliest convenience.

Charming Detached Cottage

Approx One Acre of Mature Gardens
(TBV)

Wealth of Period Features

Three Reception Rooms

Kitchen / Breakfast Room

Private Gravel Drive & Double Barn
Style Garage

Outbuildings with Potential subject
to planning regulations

Rural Views

Close to Hadlow Village Amenities

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 F

Double Glazed Windows

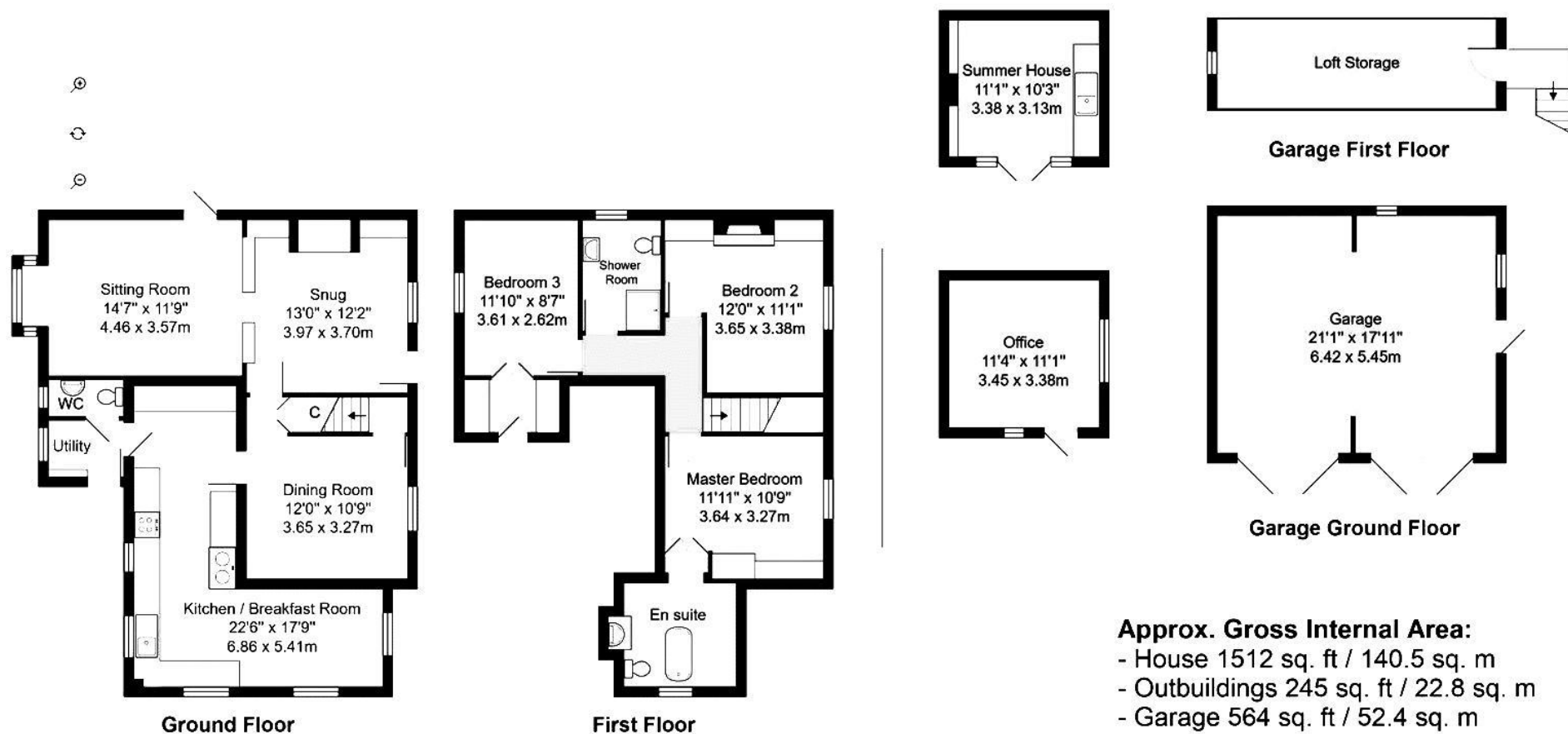
Septic Tank / Mains Water

Full Electric Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approx. Gross Internal Area:

- House 1512 sq. ft / 140.5 sq. m
- Outbuildings 245 sq. ft / 22.8 sq. m
- Garage 564 sq. ft / 52.4 sq. m
- Total 2321 sq. ft / 215.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.