



7 Pittswood Cottage , Ashes Lane, Hadlow, Tonbridge, Kent, TN11 0AR

Guide Price £375,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this pretty two-bedroom terraced cottage, situated in a quiet rural setting just outside the charming Village of Hadlow. Internally the property comprises entrance porch, open plan living room / dining room with wood burning stove and a good size kitchen / breakfast room. Upstairs there is the principal bedroom to the front with fitted cupboards, bedroom two / study and family bathroom. To the rear of the property there is a lovely enclosed private garden with well established borders and beds. The property is being offered for sale with no onward chain and an internal inspection comes thoroughly recommended in order to appreciate its size and location.

Terraced Cottage

Two Bedrooms

Entrance Porch

Open Plan Living / Dining Room

Kitchen / Breakfast Room

Upstairs Bathroom

Private Rear Garden

Wood Burning Stove

Rural Location

No Onward Chain





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:

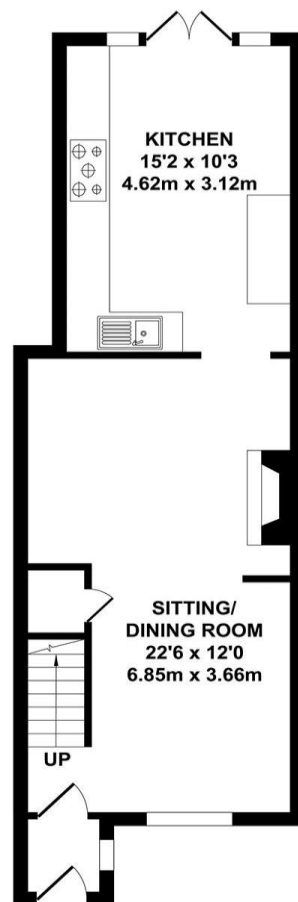
Council Tax Band D

Double Glazed Windows

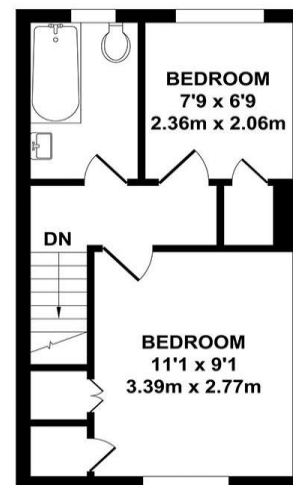
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 71 C | 86 B |



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GROUND FLOOR
APPROX. FLOOR AREA
441 SQ.FT.
(41.00 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
267 SQ.FT.
(24.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.80 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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