



Hadlow Road, Tonbridge, Kent, TN9 1QE  
Guide Price £750,000

When experience counts...

est. 1828  
**bracketts**

Introducing this stunning newly built detached family home situated in close proximity to Tonbridge town centre. Designed for modern living and benefitting from being close to all local amenities, high street, coveted schools, historic Tonbridge Castle & grounds, river walks and the mainline station with fast connections to London. Internally the ground floor comprises entrance hall, two large storage cupboards, cloakroom WC, large sitting room, a utility room and open plan kitchen / dining room with bifold doors to the rear of the property. The first floor offers a family bathroom, three double bedrooms with the principal bedroom offering built in wardrobes and an en suite shower. Externally the property boasts off street parking for two vehicles, a large rear garden with a detached home office / studio with annexe potential. The Studio - a large detached studio situated at the rear of the garden offering a multifunctional space ideal for home office, gym or annexe. With 507sq ft of accommodation this comprises entrance, open plan sitting / dining with kitchen facilities, large storage room and a shower room. Externally the studio has its own patio area for seating. Other benefits including a 10yr new build warranty, under floor heating throughout, a Bora induction hob, Quooker boiling tap, air source heat pump and electric car charger. This is a unique detached family home and we recommend viewing at your earliest convenience.

Thee Bedrooms

Detached Family Home

Detached Annexe / Study / Home Office / Gym - Fitted Kitchen & Shower Room

Sitting Room

Open Plan Modern Kitchen / Dining Room

Cloakroom WC & Utility Room

Brand New - 10yr Build Guarantee

Large Rear Garden

Driveway to Front

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:

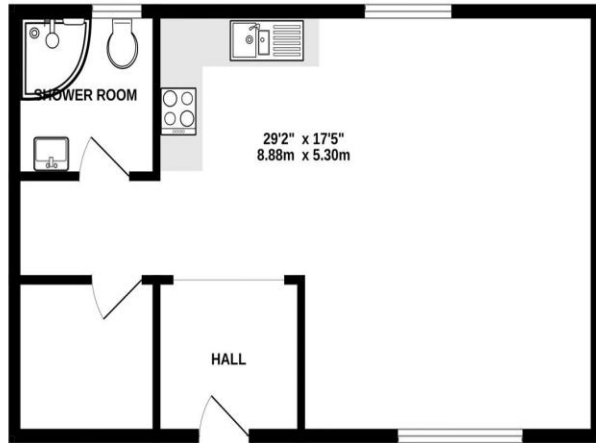
Council Tax Band

Double Glazed Windows

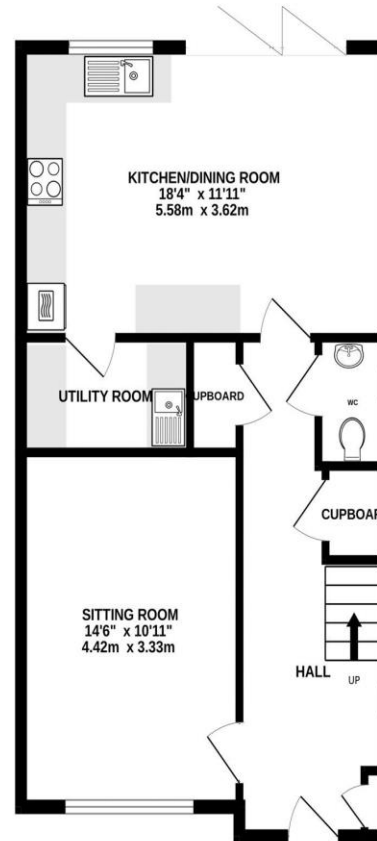


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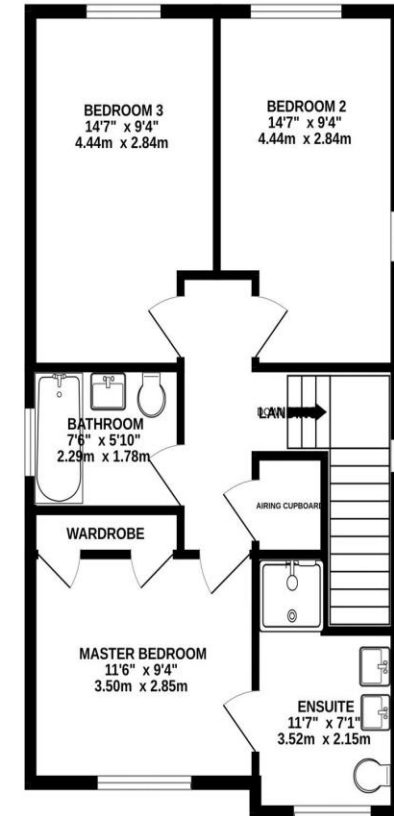
GARDEN BUILDING  
507 sq.ft. (47.1 sq.m.) approx.



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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