



Rosewood House , High Street, Hadlow, Tonbridge, Kent, TN11 0EF

Guide Price £450,000

*When experience counts...*

est. 1828  
**bracketts**

**\* DEVELOPMENT OPPORTUNITY \* VILLAGE CENTRE PLANNING PERMISSION GRANTED \*** Offered for sale is this rare opportunity to purchase a detached commercial property with planning permission to create a large detached family home in the village of Hadlow. The property itself is positioned just yards from the extensive amenities that Hadlow offers. The village offers a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop with cafe and Kent's only rural and land-based college, Hadlow College. Large regional towns of Tunbridge Wells and Tonbridge. Commuting to London is attractively comfortable, with rail journeys taking approximately 40 minutes. For those wishing to access the road network, the A21, M20, M25 and M26 are all easily reached. Internally comprising entrance hall, large office / reception room to front 355ft<sup>2</sup>, second reception / office 170 ft<sup>2</sup>, rear lobby, kitchen, access to rear, cloakroom WC & stairs leading to first floor. To the first floor there is modern shower room, bedroom 1 / office 194 ft<sup>2</sup>, bedroom 2 / office 177ft<sup>2</sup>, bedroom 3 / office 153 ft<sup>2</sup> and nursery / study / office 58 ft<sup>2</sup>. Externally there is a large outside space with garden area, private drive, detached garage.

PLANNING PERMISSION: Prior Notification: Change of use from Office (Class E) to a single dwelling (Class C3) Application Ref: 24/01156/PA

## Development Opportunity - Large Family Home Conversion

1590sq ft Accommodation Including Ancillary Spaces

Three Bedrooms

Study / Nursery

Shower Room

Large Car Park to Rear, Access of High Street

Hadlow Village Centre

Previously Architects office

South Facing Garden

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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