

# Bluebell

ESTATES



2, The Cherry Orchard, Hadlow, Tonbridge, TN11 0HU

£475,000



## About this property.....

Presenting this charming 3-bedroom semi-detached home set within a quiet cul-de-sac, just a short stroll from the heart of the village. Step through the porch and entrance hall into a warm and inviting living room, complete with double doors leading seamlessly into the dining room. Beyond lies the expansive family room, boasting full-width windows that flood the space with natural light and offer picturesque views of the garden.

The family room flows semi-openly into the well-appointed kitchen, striking the perfect balance between an open-plan layout and distinct zones. Convenience is key with a ground floor cloakroom adding to the practicality of the layout. Ascend the staircase to discover three generously proportioned bedrooms and a family bathroom.

While the property presents an excellent canvas for modernisation, there is immense potential for expansion, whether extending over the ground floor rear extension (we understand the foundations were designed to take a floor above) or to the side over the garage (subject to necessary permissions). Speaking of the garage, it is larger than usual and offers ample space for cherished vehicles and is equipped with an electric roller door for added convenience.

Outdoors, the sizable rear garden provides a peaceful retreat, with the added advantage of not being overlooked. Parking is plentiful, with a driveway in front of the garage, and the front garden offers further potential for creating additional parking (subject to permissions). Don't miss this opportunity to transform this delightful property into your dream home.

## Situation.....

Nestled between the bustling market towns of Tonbridge and West Malling, as well as the county town of Maidstone, lies the picturesque village of Hadlow. This historic village holds the distinction of being a designated conservation area, adorned with numerous listed buildings, such as Hadlow Castle and the venerable St. Mary's Church, believed to have origins tracing back to the 12th Century. The charming Square is adorned with various other characterful properties, adding to the village's timeless allure.

Residents of Hadlow enjoy great selection of amenities, including a chemist, bakery, supermarket, dentist, medical centre, and library at their disposal. Education is well-catered for with a primary school boasting an "Ofsted Good" rating, alongside the esteemed Hadlow Agricultural College.

For families seeking secondary education, the nearby town of Tonbridge, just 5.2 miles away, presents an array of highly-regarded options, including the prestigious Tonbridge Grammar School and Judd School, both lauded with an "Ofsted Outstanding" status. Tonbridge also offers a vibrant retail scene and benefits from a mainline train station, facilitating convenient travel with journey times to London Bridge just over 40 minutes.















## Agents Notes

Charming 3-bedroom semi-detached home in a tranquil cul-de-sac, moments away from the village centre.

Spacious living room with double doors leading to the dining room, creating a seamless flow for entertaining.

Expansive family room with full-width windows, bathing the space in natural light and offering scenic garden views.

Well-appointed kitchen seamlessly integrated with the family room, providing both open-plan appeal and functional zones.

Ample potential for expansion, with the option to extend over the rear extension or the garage (subject to permissions), complemented by a larger-than-usual garage equipped with an electric roller door.

Conveniently situated between Tonbridge, West Malling, and Maidstone, Hadlow is a charming village steeped in history and designated as a conservation area.

Great schooling options, with Hadlow offering a primary school rated "Ofsted Good" and the esteemed Hadlow Agricultural College providing further educational opportunities.

For secondary education, nearby Tonbridge provides excellent options such as Tonbridge Grammar School and Judd School, both renowned for their outstanding quality.

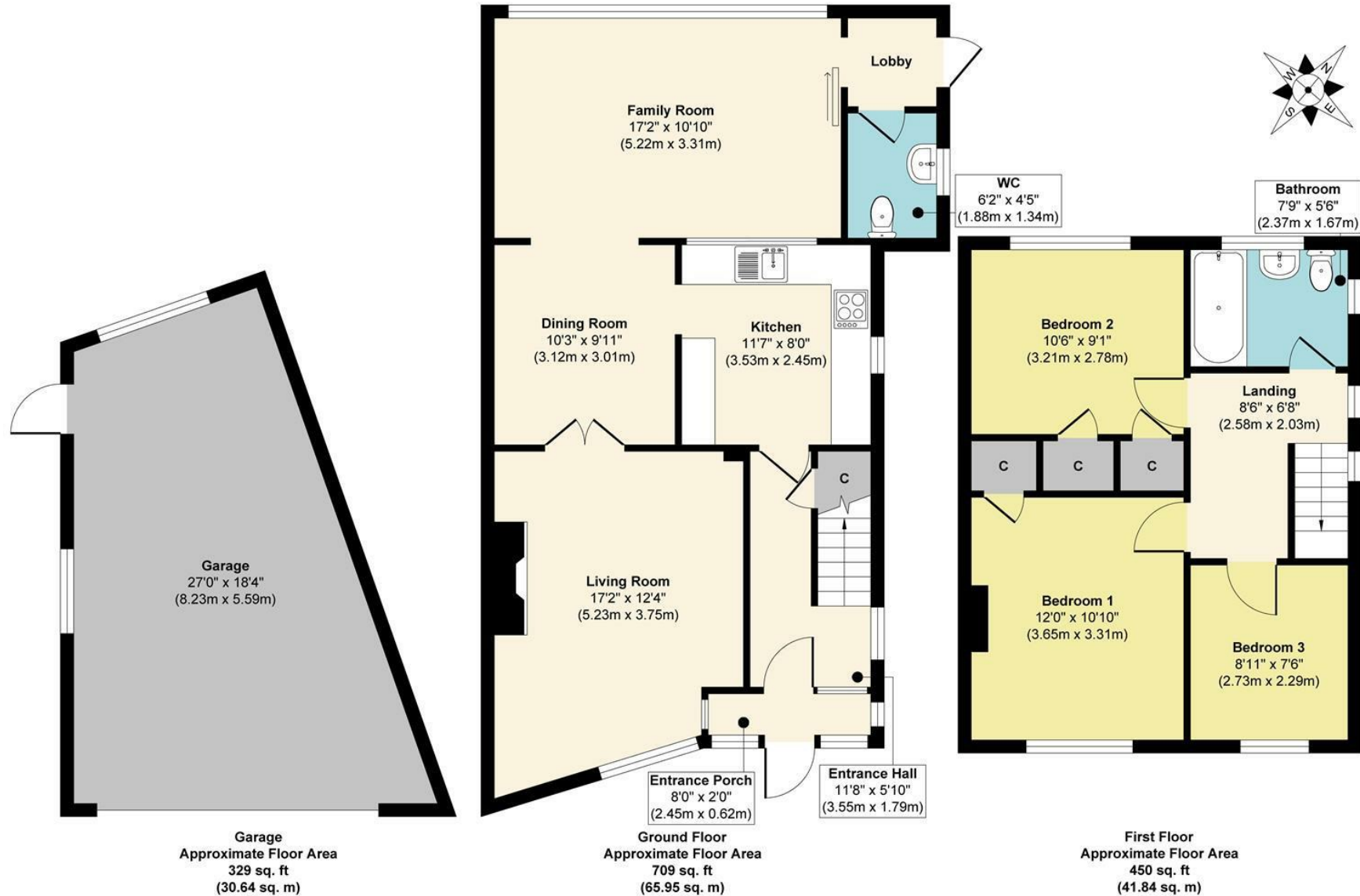
Easy commute: 15 Minute drive to Tonbridge station with trains to London Bridge in 42 minutes







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### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





