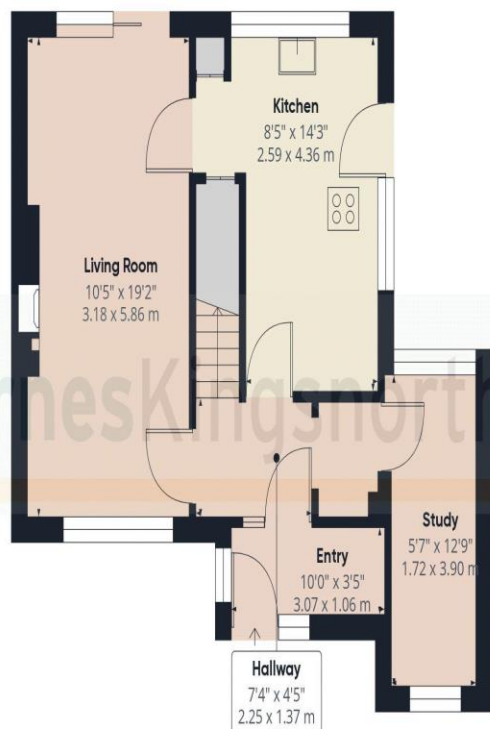


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Floor 0



Floor 1



Approximate total area[®]

921.09 ft²
85.57 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Faulkners Farm Cottages, Ashes Lane, Hadlow, Tonbridge, Kent, TN11 0AN

£440,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



3



1

THE PROPERTY

Occupying a convenient semi-rural position, close to all village amenities and local primary school this super semi-detached home offers scope for significant extension (subject to normal consents) and the potential to provide a lovely family home for years to come. The front door opens into a porchway and then into the spacious entrance hall with plenty of room to store all the family coats and shoes! The open plan living area is bright and spacious with adjoining sitting room with ample space for comfy seating around the wood-burning stove and a more formal dining area for the family to gather or for entertaining. There is a door to the fully fitted 'Shaker Style' kitchen, well planned and incorporating stylish cream base units and wall cupboards with plenty of worktop space along with built in built in eye-level oven, microwave and ceramic hob.... everything to hand for those culinary delights! There is a handy breakfast bar and easy-care flooring. Completing the downstairs accommodation is a useful study. Stairs leading from the hall take you up to the first floor where you will find the two double bedrooms and a single bedroom along with the family bathroom and separate WC.

OUTSIDE

Mature and good size garden to the front with outlook over open countryside. To the rear is the delightful and fully enclosed rear garden, well stocked with an abundance of trees and shrubs and a generous patio area for relaxing and those 'al fresco' meals. this super property with its excellent location and spacious accommodation should, tick all the boxes.



THE LOCAL AREA

Faulkners Farm Cottages are situated in a semi-rural position betwixt Hadlow and North Tonbridge in Ashes Lane with beautiful countryside on the doorstep, yet within an easy 5 minute drive of Hadlow village centre (1.4miles). The area is surrounded by fields and there are numerous walks to enjoy. The historic market town of Tonbridge is just over 3 miles distant and offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times and is centred around the River Medway and features Kent's best example of a Motte & Bailey gatehouse at Tonbridge Castle. The castle grounds adjoin Tonbridge sports ground which provides a swimming pool, sports pitches and cycle routes along with riverside walks. Both primary and secondary education is well catered for with a wealth of excellent schools in the area. There are good road links to the A21 and A26 leading onto the M25 for London and the south coast. The mainline station at Tonbridge provides services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards. At the first set of traffic lights turn right into Hadlow Road/Bordyke A26, continue along Hadlow Road past the traffic lights for approximately 2 miles. Take the left hand turning into Ashes Lane by The Rose Revived. Continue up the lane and the property will be found n the right-hand side identified by our For Sale board.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: T1342

