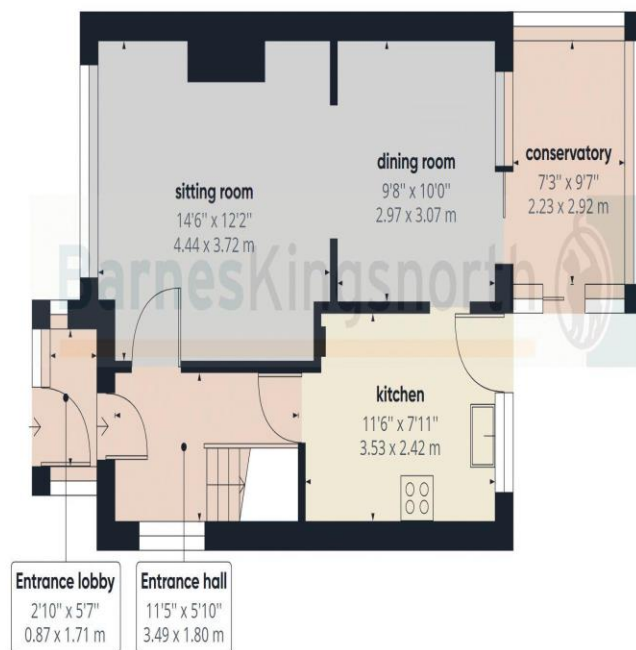
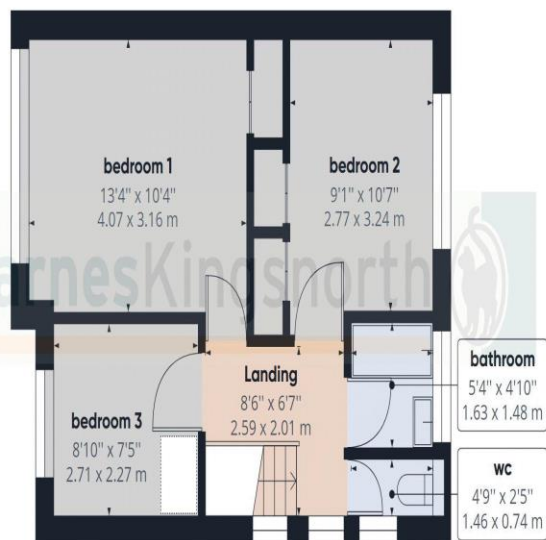


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



Approximate total area<sup>(1)</sup>  
 943.99 ft<sup>2</sup>  
 87.70 m<sup>2</sup>



(1) 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



## The Cherry Orchard, Hadlow, Tonbridge, Kent, TN11 0HU

**£430,000 Freehold**

Viewings strictly by appointment with the agent  
 Tel: 01732 771616  
[www.bkestateagents.com](http://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

If you are looking for a family home to really make your own then look no further, offering an opportunity to re-style and modernise, this well-loved Gough Cooper semi ticks all those boxes. The entrance door takes you into the spacious hallway with a door leading into the lounge with an aspect to the front and ample room for comfy seating. The lounge opens into the dining room with double glazed sliding doors to the conservatory, providing that valuable extra space, the perfect spot for watching the changing seasons and birdlife in the garden. Tucked off the dining room is the kitchen, currently fitted and with everything to hand and offering scope to update and re-style. Stairs from the hallway lead up to the first floor where you will find two double bedrooms and a single, the primary bedroom is fitted with a range of wardrobe cupboards to one wall, with aspect to the front. There is a family bathroom with wash hand basin and bath and a separate wc completes the first-floor accommodation.

**AGENTS NOTE:** The property has gas central heating, double glazing and has been rewired.

### OUTSIDE

Ample off-road parking is provided on the block-paved drive to the front of the property and there is also a garage perfect for storing all that family paraphernalia! A gated side access leads to the fully enclosed rear garden, laid to lawn and including many mature shrubs and plants this could become your ideal outside space and perfect for exercising those green fingers! Situated close to the heart of the popular village of Hadlow within walking distance of local amenities and wonderful countryside walks close by and being sold with the benefit of NO CHAIN, this family home should certainly appeal.



### THE AREA

The property is located in the charming village of Hadlow with its' thriving and active community. Located approximately 4 miles distant from Tonbridge on the northern side. Hadlow ticks all the boxes offering local shops & amenities including doctors, dentist, chemist, library, primary school and St Mary's Church as well as good bus services into Tonbridge & Tunbridge Wells or easterly to Maidstone. In addition, the surrounding area has many walks through farmland and orchards ... a taste of the Garden of England! Tonbridge town offers an excellent range of shopping and recreational facilities along with a excellent secondary, grammar and independent schools. Tonbridge also has a mainline station offering services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the M25/M20 and the South coast.

### ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and turn right at the first set of traffic lights onto the Hadlow Road / Borden / A26. Continue along this road for approximately 4.5 miles into Hadlow village centre and then continue on out of the village, taking the left hand turning into Great Elms and then the second left into The Cherry Orchard where the property will be found on the right hand side.

*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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: D**

