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Barnes Kingsnorth



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

£485,000 Freehold

Viewings strictly by appointment with the agent
 Tel: 01732 771616
www.bkestateagents.com



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 seller has been visited and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



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.



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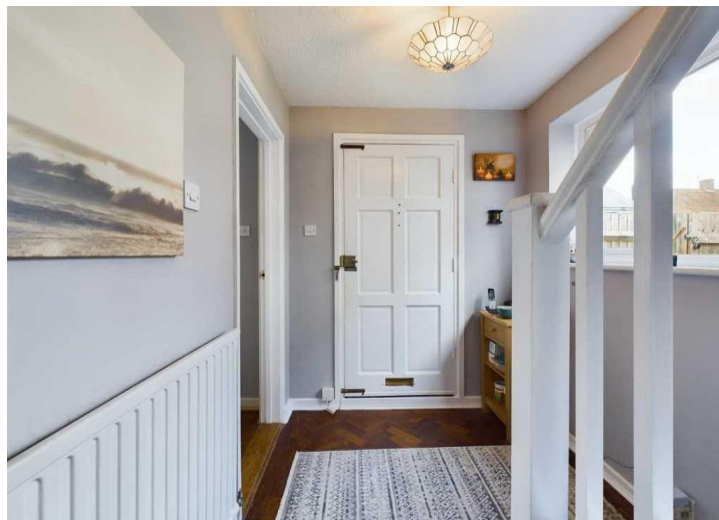
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THE PROPERTY

Nestled in the heart of the popular village of Hadlow this charming and beautifully presented property is being brought to the market with family living in mind, combining modern features and excellent proportions with convenient location. Upon entry there is a useful porch leading into the spacious entrance hall which includes a handy storage cupboard, keeping all those coats and shoes hidden away! The sitting room leads off the hall, bright and spacious with aspect to the front of the property and ample room for comfy seating and including a feature fireplace with gas fire. A wide-opening leads through to the dining room, offering a more formal space for the family to gather and discuss the day over the evening meal, prepared in the kitchen which leads off both the hall and the dining room. Well equipped with blonde wood base units and wall cupboards with dark marble effect worktops and granite grey tiled flooring this stylish kitchen includes the 6 ring, gas range with electric double oven underneath and the fridge/freezer and dishwasher. A conservatory, leading from the dining room is a bonus and the perfect space to watch the seasons change along with the local wildlife. Flooded with natural light, double glazed doors to the side open to the patio and the lush rear garden. Stairs to the upper floor to find the three well proportioned bedrooms, perfect for both families and/or guests. The principal bedroom is a great size double and the second double bedroom, to the rear of the property, includes fitted wardrobe and the airing cupboard housing the hot water tank. The third bedroom is a single with fitted wardrobe. There is a stylish shower room fitted with a crisp white suite, corner shower cubicle and easily maintained flooring.

OUTSIDE

Predominantly laid to lawn this delightful, landscaped, mature rear garden is fully enclosed offering your very own slice of tranquil seclusion and that all important space for the children to run around and let off steam. The property also has a separate garage with a garden store which adds both practicality and convenience. Positioned close to the heart of the village with its local buzz and idyllic countryside, this property will certainly appeal to those with a growing family!



THE LOCAL 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 and amenities including doctors, dentist, chemist, library, primary school and St Mary's Church as well as good bus services into Tonbridge and 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 centre offers an excellent range of shopping and recreational facilities along with 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/Bordyke/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 turn into Great Elms and then second left into The Cherry Orchard where the property will be found on the left-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

