

**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



**Pittswood Cottages, Ashes Lane, Hadlow, Nr Tonbridge, Kent, TN11 0AR**

**£425,000 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.



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### THE PROPERTY

Here is a delightful, country cottage in an enviable & tranquil location with countryside on the doorstep, yet only a short (5 minute) drive to shops & local amenities. Enjoying a double width plot, the property offers extension potential, subject to the usual planning consents. Front entrance door into spacious sitting/dining room which is attractively presented with feature fireplace and plenty of useful shelving. Wood effect flooring flows through the room and gives both a contemporary & charming feel. Door into inner hallway with airing & storage cupboards and access to the modern shower room. The stylish kitchen is well fitted with storage cupboards and worktops and includes slide in Electric cooker with cooker hood above along with space for washing machine and fridge/freezer. A stable door gives access to the garden and the wide kitchen window keeps the room light & bright. Stairs from the dining room to the first floor where you will find the two double bedrooms, both enjoying lovely aspect.

### OUTSIDE

Approached by shared gravel drive leading to the cottage which enjoys its own parking area for 3 or more cars. Small, neat frontage and path to the front door. Gated side access to the large rear garden which is fully enclosed and level. Mainly laid to lawn with an area of patio situated to enjoy those sunny days. A garden store takes care of all that garden paraphernalia and whether you are a budding garden enthusiast, need space for the dog to run or just want to grow your own veg, this garden will certainly tick the box.



### THE LOCAL AREA

Pittswood Cottages are situated in a semi-rural position betwixt Hadlow and North Tonbridge, just off Ashes Lane with beautiful countryside on the doorstep, yet within an easy 5-minute drive of Hadlow village centre (1.4miles) or convenient local shops at York Parade (2 miles). 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, cycle routes along with riverside walks. Both Primary & 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 Pittswood Cottages will be found on the left-hand side, almost opposite the turning to High House Lane.

*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 identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: D**

