



3 Castle View, High Street, Hadlow, Tonbridge, Kent, TN11

0BY

£295,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Terraced Cottage * Located in a Private Walkway * Sitting Room with Log Burner * Garden to Rear and Stunning Views * Solar Panels * EPC Rating E / Council Tax Band C £2,126.91 PA ***

Wonderful Victorian cottage with beautiful country garden and a backdrop of Hadlow's iconic Victorian folly. This charming Village home is located in a private walkway just a few minutes from the Centre of the Village with a great bus service, shops and schools. This rather unique find is bound to create a great deal of interest and an early viewing is highly recommended.

Entrance

Access is via an entrance door leading to kitchen.

Kitchen 12' 4" x 6' 1" (3.76m x 1.85m)

Double glazed sash window to front, single sink and drainer with cupboards under and a further range of matching base and wall units, space for electric cooker, under counter fridge and freezer, ceramic wall tiling, service hatch and archway leading to sitting room and stairs to first floor landing with under stairs storage cupboard.

Sitting Room 11' 11" x 11' 10" (3.63m x 3.60m)

Double glazed sash window to rear, log burner with brass over and quarry tiled hearth, picture rails surround, electric radiator, solid wood flooring and double glazed door to rear garden.

First Floor Landing

Doors to bedrooms and bathroom, access to loft, solid wood flooring and electric radiator.

Bedroom 1 10' 9" x 12' 0" (3.27m x 3.65m)

Double glazed sash window to rear, two built in mirrored wardrobes, and electric radiator.

Bedroom 2 9' 0" x 5' 0" (2.74m x 1.52m)

Double glazed sash window to front, wood laminate flooring, single bedstead built over bulkhead with storage.

Bathroom 11' 11" x 4' 0" (3.63m x 1.22m)

Double glazed frosted window to front, walk in shower with rainfall shower head over and additional hand shower piece, pedestal hand wash basin set within vanity unit, low level W/C and airing cupboard with slatted shelving.

Rear Garden

to the rear of the property is a decked patio area with the remainder of the garden mainly laid to lawn with flowered borders housing and array of established shrubs plants and trees, timber shed with power, outside power socket and water tap, side pedestrian access with right of way and idyllic views of Hadlow Tower.





Tenure
Freehold



Energy performance certificate (EPC)

3, Castle View
High Street
TONBRIDGE
TN11 6BY

Energy rating
E

Valid until: 13 July 2026
Certificate number: 0641-2867-7339-0096-6285

Property type: Mid-terrace house

Total floor area: 54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

Score	Energy rating	Current	Potential
85+	A		
81-84	B		
69-80	C		
55-68	D		
39-54	E	50 E	74 C
21-38	F		
1-20	G		

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