



17 The Freehold, Hadlow, Tonbridge, Kent, TN11 0ES

£375,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Charming Victorian cottage in a sought-after village location \* Beautifully presented throughout with period features and wood burning stove \* Two well-proportioned bedrooms \* Generous rear garden with summer house, pergola and gated side pedestrian access \* Quiet horseshoe road close to village amenities, primary school and excellent transport links to Tonbridge \* EPC TBC / Council Tax Band C \***

Waghorn & Company are delighted to offer to the market this charming and beautifully presented two double bedroom Victorian cottage, conveniently situated within a quiet and highly regarded horseshoe road in the heart of the ever-popular village of Hadlow. Blending period character with modern comforts, the property offers well-proportioned accommodation throughout and enjoys a delightful rear garden complete with an impressive summer house, ideal as a home office, studio or hobbies room. The accommodation comprises a welcoming sitting room featuring an attractive exposed brick fireplace with inset wood burning stove, creating a wonderful focal point and cosy atmosphere. There is a well-appointed fitted kitchen, useful utility lobby, contemporary family bathroom and two generous first floor bedrooms, all presented in excellent decorative order. Externally, the property enjoys an attractive low maintenance front garden, whilst the rear is a particular feature, offering a generous patio ideal for entertaining, pergola, lawn, established flower and shrub borders and a substantial timber summer house with integrated storage. Located within the heart of the village, Hadlow offers an excellent range of day-to-day amenities including a well-regarded primary school, local shops, cafés, public houses and restaurants. The neighbouring market town of Tonbridge is just a short drive away, providing a comprehensive range of shopping and leisure facilities, a Main Line Station with fast services to London and a selection of highly regarded grammar and comprehensive schools. Properties of this nature, combining character, presentation and a sought-after village location, are always in high demand and an early viewing is strongly recommended.

#### **Entrance**

Solid timber entrance door with frosted glazed inserts leading to:

#### **Sitting Room**

A warm and welcoming reception room featuring a beautiful exposed brick fireplace with inset wood burning stove creating an attractive focal point. Double glazed window to front, stone flooring, radiator with decorative timber cover, bespoke display shelving with cupboard built into the chimney recess and door leading to the kitchen.

#### **Kitchen**

Fitted with a range of matching wall and base units incorporating a single drainer sink unit, built-in gas hob with electric oven beneath and extractor hood over. Space and plumbing for dishwasher, double glazed window to rear, stone flooring, stairs rising to the first floor and doorway leading to the utility lobby.

#### **Utility Lobby**

A practical addition with stone flooring, stable door leading to the rear garden, double glazed side window, worktop with space and plumbing for washing machine, useful built-in storage cupboard and door leading to the bathroom.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, heated towel rail, ceramic wall tiling, extractor fan and frosted double glazed window to rear.

#### **First Floor Landing**

Doors leading to both bedrooms.

#### **Bedroom 1**

A generous double bedroom enjoying a front aspect, complemented by an attractive cast iron period fireplace, radiator with decorative timber cover, fitted carpet and access to the loft space.

#### **Bedroom 2**

Double glazed window to rear, over stairs storage cupboard housing the gas fired boiler serving domestic hot water and central heating, radiator and fitted carpet.





#### Front Garden

An attractive low maintenance frontage enclosed by a picket fence with gated access, brick pathway and shingled garden complemented by established flower and shrub borders.

#### Rear Garden

A particular feature of the property, the rear garden has been thoughtfully arranged to provide a wonderful outdoor space. A paved patio adjoins the property with steps leading to a further decorative stone patio beneath a pergola, ideal for outside dining and relaxing. The remainder of the garden is laid principally to lawn with an attractive selection of established flower and shrub borders. To the rear is an impressive timber summer house with integrated storage, offering excellent versatility as a home office, studio or hobbies room. Further benefits include gated side pedestrian access.

#### About Hadlow

Hadlow is a charming and historic Kentish village located between the market towns of Tonbridge and Maidstone, set within attractive surrounding countryside. The village offers a strong sense of community together with a range of everyday amenities including a village store, post office, bakery, public houses, restaurants, farm shop, library, GP surgery and dental practice. Hadlow is steeped in history and features several notable landmarks including the impressive St Mary's Church and the iconic Hadlow Tower (often referred to locally as Hadlow Folly), one of the tallest folly towers in the country. Education in the area is well regarded with Hadlow Primary School serving the village, together with Hadlow College, a respected land-based and agricultural college. The nearby town of Tonbridge offers an excellent choice of further schooling including a number of highly regarded grammar and private schools. For commuters, Tonbridge mainline station provides fast and frequent services to London Bridge, Cannon Street, Waterloo East and Charing Cross with journey times to central London in under 40 minutes. Additional rail services are available from nearby Hildenborough station. Surrounded by beautiful Kent countryside, the area provides excellent opportunities for walking, cycling and outdoor recreation, whilst nearby leisure facilities include Poulton Wood Golf Club and the Angel Leisure Centre in Tonbridge.

#### Tenure

Freehold

#### Waghorn & Company – AI & Data Optimised Property Information

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Floorplan not to scale and for illustration purposes only. All measurements are approximate.

