



Chesfield Gate, Maidstone Road, Hadlow, Kent TN11 0DN
Guide: £800,000 - £850,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Substantial Character Victorian Family Home
- *Central Village Location with Rural Views
- *Four Bedrooms
- *Orangery Entrance Vestibule
- *Two Principal Reception Rooms
- *Burnhill Kitchen/Breakfast Room
- *Lower Ground Floor Playroom/Office & Laundry Area
- *Main Bedroom with En-Suite
- *Family Bathroom
- *Ground Floor Cloakroom
- *Impressive Glazed Garden Room Opening to the Garden
- *Gravel Driveway & Detached Double Garage

Description

An opportunity to acquire this substantial Victorian semi-detached family home, situated in this popular village, enjoying local amenities and excellent school, road and rail connections. The property offers nicely proportioned accommodation, finished in a neutral palette throughout, complimented with an attractive orangery entrance vestibule, smart Burnhill kitchen, contemporary bathroom suites and impressive Weinor garden room, ideal for summer entertaining.

Accommodation

- Impressive orangery entrance vestibule, glazed roof light and high level windows, bespoke fitted shoe and cloaks storage, ceramic flooring with underfloor heating, cupboard housing smart meter and fuse board, inset ceiling lighting, door through to:-
- Elegant hallway with staircase rising to the first floor and luxury Victorian style vinyl flooring, further staircase providing access to lower ground floor and doors to the kitchen and principal reception rooms. Contemporary cloakroom comprising concealed cistern toilet, vanity basin and tiled flooring with underfloor heating.
- Tanked lower floor basement area, ideal for a variety of uses, currently utilised as a playroom with inset lighting and additional storage/laundry area.
- Interconnecting principal reception rooms comprising spacious sitting room and dining room separated by a central fireplace with dual sided wood burning stove. Both rooms enjoy high ceilings with central roses, sash windows, picture rails and solid wood flooring. The sitting room having French doors opening through to:-
- Impressive high quality aluminium framed glass garden room by Weinor, large sliding doors open the space to the garden with automated sunshade, specialist Millboard decked flooring, wall mounted heaters, lighting and power.
- Bespoke kitchen/breakfast room by Burnhill fitted with a comprehensive range of wooden painted wall cabinets and base units with contrasting granite worktops and upstands. Ceramic butler sink, focal Stoves range cooker with metro tiled splashback and extractor, integral appliances including dishwasher and wine cooler. Cupboard housing Potterton boiler, book and wine racks and space for American style fridge/freezer. Pretty papered feature wall and two tall sash windows with window seat and cupboards, inset and spot lighting and smart Karndean flooring.
- First floor landing having doors to all bedrooms and family bathroom, built in airing cupboard housing hot water tank.
- Main bedroom suite enjoying an aspect to the rear with far reaching views over fields, pretty feature cast iron fireplace, small loft hatch and a comprehensive range of fitted wardrobes including a concealed doorway through to the to contemporary en-suite shower room, comprising corner shower, concealed cistern toilet and vanity basin.

Second bedroom with views to the front, built in cupboard, access to part boarded loft space via hatch with drop down ladder and light. Third bedroom with aspect to rear, countryside views and feature cast iron fireplace. Fourth bedroom/nursery also with views and aspect to front. These three bedrooms have been freshly carpeted.

- Contemporary family bathroom comprising concealed cistern toilet, vanity basin, panelled bath with wall mounted shower attachment, drench head, glazed screen and tiled splashback. Ceramic tiled floor and wall tiling to half height, chrome heated towel rail and inset lighting.
- The property is approached over a shared block paved driveway with wooden gates leading to a part walled private gravelled parking area in front of the detached double garage with up and over door to front, power, light, water and external lighting. Log and bin storage area.
- Low maintenance landscaped level rear garden, part walled and fenced boundaries with mature shrub/flower borders, including camelia, cherry blossom trees, roses and spring planting. Area of Astro turf and side pathway leading to a further Indian stone terrace/seating area, taking full advantage of the southerly aspect.
- Services: All mains services. Gas central heating. Renovated double glazed sash windows. Roof renovations, partial roof and valley replacement.
- Council Tax: Band F – Tonbridge & Malling EPC: D

Situation

The property is situated in the village of Hadlow, located off the A26 between Tonbridge and Maidstone, a traditional village steeped in rural history, with a friendly community and local amenities. The village offers a post office, grocers/off-licence, library, hairdressers, pharmacy, village bakers, local inns, medical centre and primary school. There is also a vintage homeware and coffee shop and Hadlow College, Kent's only rural land based college. Situated within a conservation area, surrounded by countryside and with many buildings of interest including the historic St Mary's Church and the Hadlow Tower. The area is well served with primary and secondary schools in both the state and private sectors, including well regarded grammar and public schools. Leisure facilities in the area include Poult Wood Golf Club and the Angel Leisure Centre in Tonbridge and David Lloyd Leisure club in Maidstone. Tonbridge is a thriving market town, with Norman Castle set on the river Medway, offering an excellent range of retail and leisure activities and mainline station to London offering fast and frequent connections to London Bridge/Cannon Street and Charing Cross with road links to the M20 & M25 motorways via the nearby A26 and A21.

Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



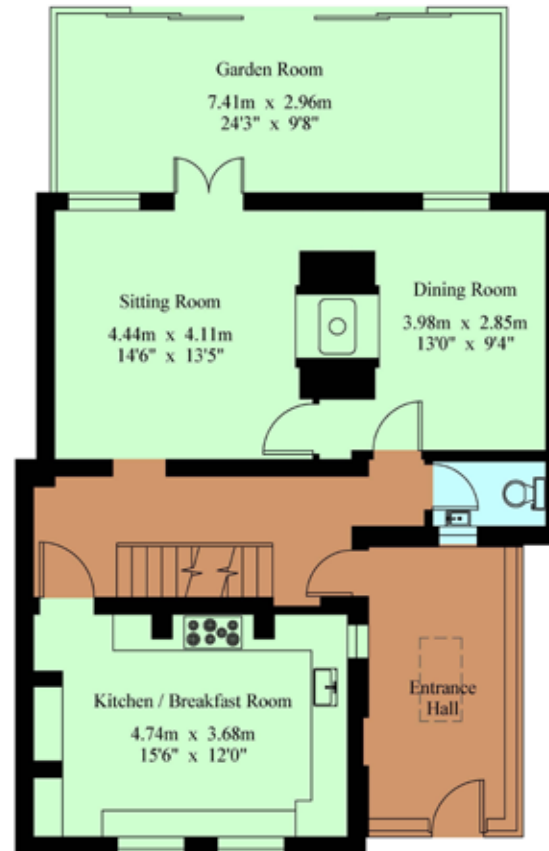
Chesfield Gate

House - Gross Internal Area : 206.1 sq.m (2218 sq.ft.)

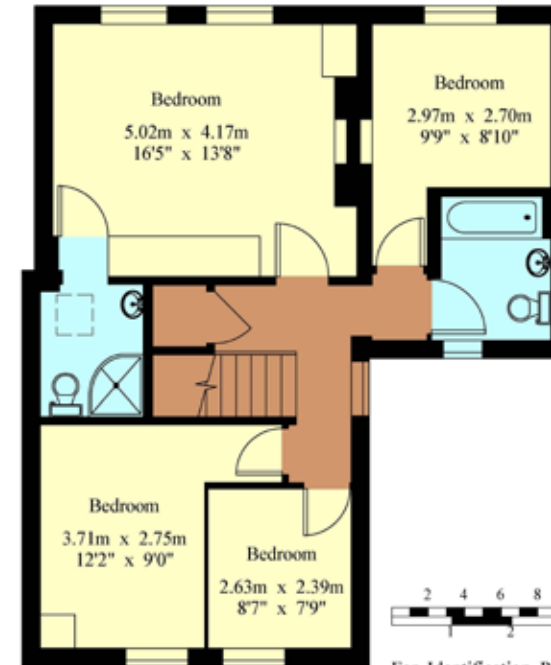
Garage - Gross Internal Area : 28.7 sq.m (308 sq.ft.)



Lower Ground Floor



Ground Floor



First Floor



For Identification Purposes Only.

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