



43 The Cherry Orchard, Hadlow, Tonbridge, Kent, TN11 0HU. **Jack Charles**
Estate Agents

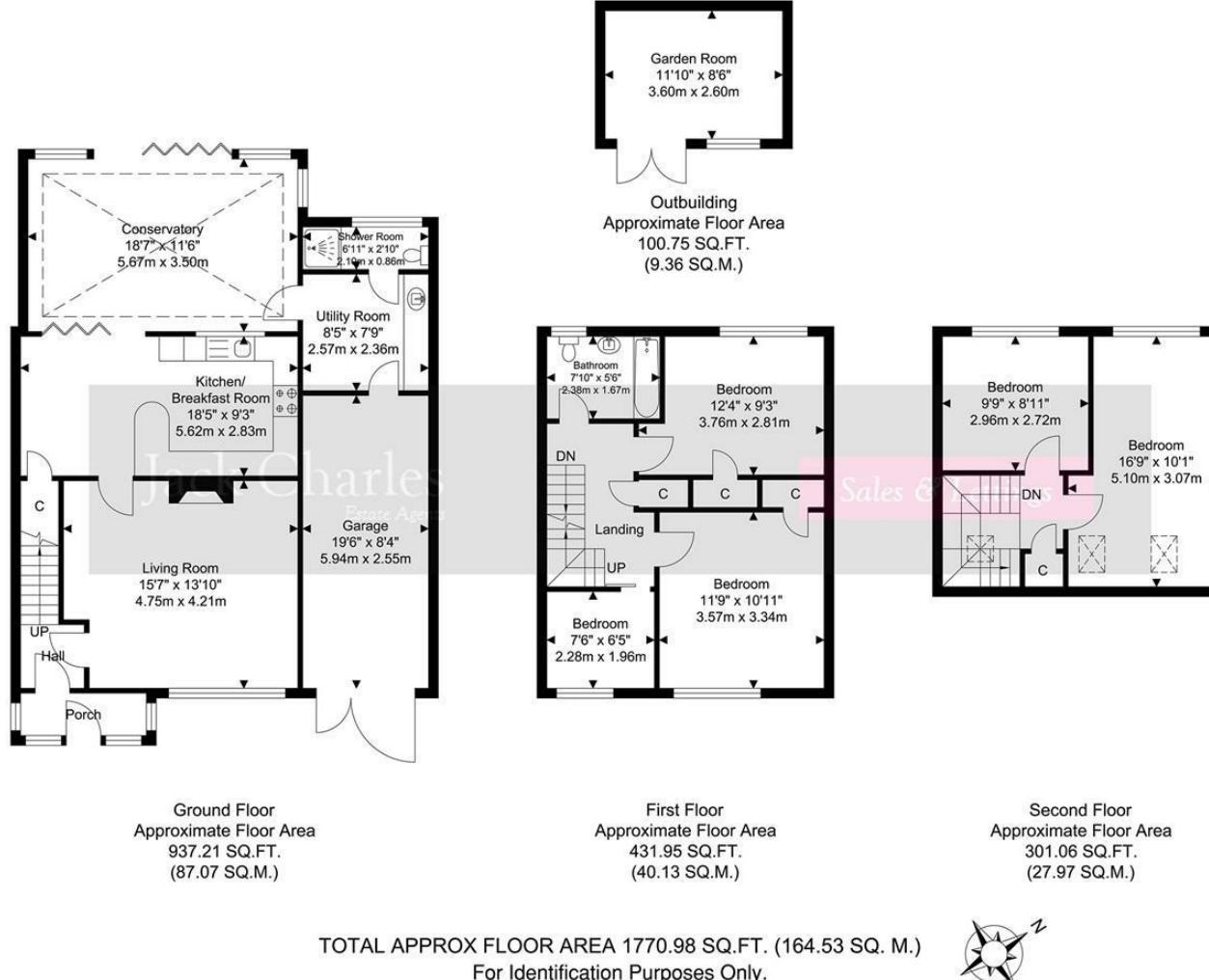
Guide Price £499,995 - £525,000

Jack Charles
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Sales & Lettings

- Semi-detached family home in a sought-after village location
- Large conservatory overlooking the garden
- Family Bathroom
- Spacious living room with feature fireplace
- Ground floor utility and shower room
- Rear Garden with Outbuilding
- Modern kitchen/breakfast room with open plan dining area
- Five bedrooms
- Paking & Garage

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	69
EU Directive 2002/91/EC			

Important Notice:

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To Be Sold

Jack Charles are delighted to offer for sale this impressive semi-detached family home situated in the ever-popular village of Hadlow. The property has been thoughtfully extended and improved to provide spacious, adaptable living areas ideal for modern family life.

The property comprises an enclosed porch, entrance hall with stairs rising to the first floor.

To the front, there's the living room featuring a large window, to the rear, a spacious (18'5" x 9'3") kitchen/breakfast room which offers plenty of room for dining and entertaining, fitted with ample units and worktops. French doors lead through to a conservatory (18'7" x 11'6") which enjoys views across the garden – perfect for relaxing or dining year-round. A utility room and ground floor shower room provide practicality and direct access to the integral garage, which could also lend itself to future conversion (subject to consent).

To the first floor there are three generous bedrooms and a well-appointed family bathroom. and to the second floor the loft conversion creates two further bedrooms, both well-sized and ideal as children's rooms, a home office, or guest accommodation.

Outside to the rear is a good-sized garden, mainly laid to lawn with mature borders and a patio seating area adjoining the conservatory — perfect for entertaining and family living.

At the far end of the garden is a useful outbuilding/garden room currently used as a home office but ideal as a studio or hobby space.

The property also benefits from off-road parking and an integral garage.

Hadlow

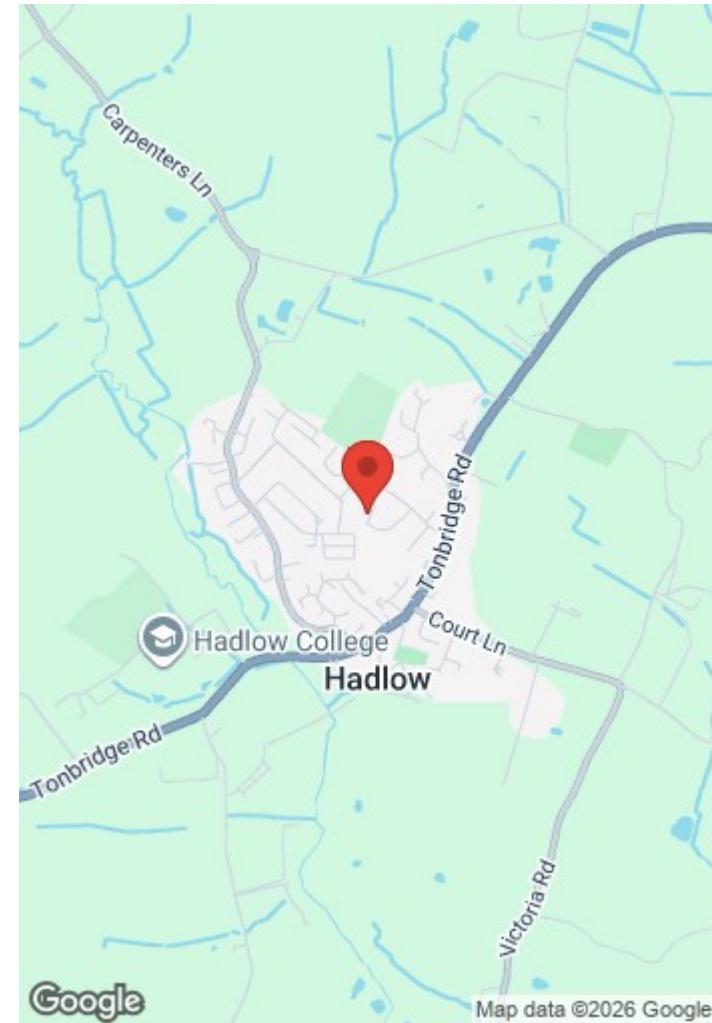
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school.

Tonbridge High Street and industrial estate is only 4 miles away with a handy bus route linking the two. Sevenoaks, West Malling and Maidstone are also within about a 25 minute drive or less. There are supermarkets in Tonbridge and Kings Hill. Bluewater is only about 22 miles to the North.

Tonbridge or Hildenborough stations have fast and frequent services to London Charring Cross or Cannon Street (Tonbridge to London Bridge from 32 minutes). West Malling station has services to London Victoria in about an hour.

There are several primary schools in Hadlow and the surrounding villages. Tonbridge, Tunbridge Wells and Maidstone all have grammar schools. Tonbridge also has a highly regarded public school for boys and two popular preparatory schools.

Road connections are good with access to the M20 and M26 only about 7/8 miles to the North, thereby connecting to the M25, international ports and airports.





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