

26 North Frith Park, Hadlow, Tonbridge, TN11 9QW
Guide: £500,000 Leasehold (Share of Freehold)

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Exclusive Gated Development in a Prestigious Location
*Grade II Listed Country Residence *65 Acres of Communal Parkland
*Open Countryside Views *Two Spacious Double Bedrooms
*Two Elegant Reception Rooms with Period Fireplaces
*Beautifully fitted Kitchen/Breakfast room
*Stunning Views across the Grounds & Lake
*Garage En Bloc & Two Allocated Parking Spaces
*Two Years Service Charge Included

Description

Set within approximately 65 acres of beautifully landscaped communal parkland, this impressive first floor apartment occupies a prime position within the prestigious gated estate of North Frith Park. Forming part of a magnificent Grade II Listed country residence, the property combines the elegance and charm of a period home with the comfort and practicality of well-appointed living.

Accommodation

- The generously proportioned accommodation includes two double bedrooms, two reception rooms, a superb kitchen/breakfast room, an en-suite bathroom and a separate shower room. Throughout, the apartment retains an abundance of original architectural features, including high ceilings, ornate cornicing, period fireplaces and impressive sash-style windows, with delightful views across the surrounding estate and balconies overlooking the picturesque lake.

- The approach to North Frith Park is particularly impressive, with wrought iron entrance gates opening onto a sweeping setting of mature trees and meticulously maintained grounds. The communal entrance hall provides an immediate sense of the building's grandeur, with an attractive staircase rising to the first floor landing, where the apartment is accessed via an elegant oak-panelled entrance door.

- Inside, a spacious reception hallway provides access to the principal accommodation, including two particularly well-proportioned double bedrooms. The principal bedroom is complemented by fitted wardrobes, a private ensuite bathroom and its own balcony, enjoying attractive views towards the lake. The second bedroom is equally appealing, with five windows allowing natural light to flood the room and highlighting its charming period character.

- The reception accommodation is a particular feature of the property. The impressive dining room provides an elegant setting for entertaining, complete with a period fireplace and a delightful balcony overlooking the grounds. An inner hallway leads through to the superb double-aspect sitting room, where a further period fireplace and wonderful views across the estate create a particularly inviting space in which to relax.

- The kitchen/breakfast room is fitted with an extensive range of cupboards and work surfaces, incorporating a double electric oven, gas hob, fridge/freezer and dishwasher. A separate shower room and useful laundry/boiler room complete the internal accommodation.

- Outside, the property enjoys the considerable advantage of a garage en-bloc, two allocated parking spaces and additional visitor parking. However, it is undoubtedly the exceptional communal grounds that make this development so special. Residents have access to approximately 65 acres of private parkland, incorporating picturesque lakes, established woodland, beautiful bluebell woods, open grassland, a duck pond and a meandering stream. An extensive network of footpaths provides ample opportunity to enjoy this peaceful and particularly attractive setting throughout the seasons.

- The property is offered with a share of freehold and a 999-year lease commencing 1st August 1999.

- The annual service charge is £9,238, payable half-yearly.

- Agents Note: The vendor is offering to cover the first two years' service charges, equivalent to £18,476, with this amount to be deducted from the asking price.

- Services: Mains water, electricity and drainage, mains gas heating.

- Council Tax band: E – Tonbridge and Malling. EPC: D

Situation

North Frith Park enjoys a desirable position on the northern fringes of Tonbridge, forming an exclusive gated development set amidst attractive open countryside. Despite its peaceful surroundings, the estate remains conveniently placed for local amenities, with the shops at York Parade located less than a mile away and Tonbridge town centre approximately 2.5 miles distant. Tonbridge is an attractive market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent and Judd grammar schools and Tonbridge School and Tonbridge main line station provides services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.

Viewing Strictly By Appointment

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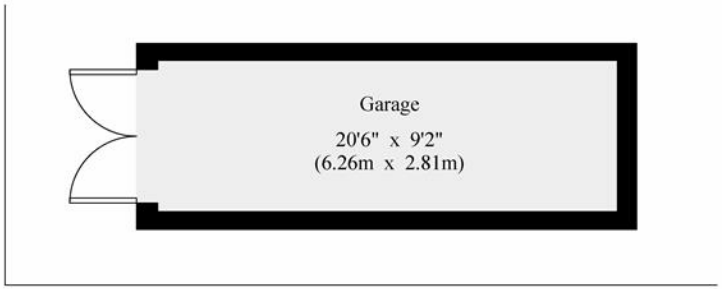
26 North Frith Park

House - Approximate Gross Internal Area : 123.0 sq.m (1325 sq.ft.)
Garage - Approximate Gross Internal Area : 16.1 sq.m (173 sq.ft.)



First Floor



2 4 6 8 10 Feet
1 2 3 Metres

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