



Mowhill, Ashes Lane, Hadlow, Tonbridge, Kent, TN11 0AP

Guide Price £660,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Attractive semi-detached family home enjoying delightful countryside views \* Four well proportioned double bedrooms and spacious living accommodation \* Sitting / dining room with feature fireplace and log burning stove \* Oak framed garden room overlooking the rear garden \* Driveway parking and south-westerly facing garden backing orchards \* EPC C / Council Tax Band F approx. £3,430 per annum \***

A Wonderful Semi-Rural Family Home with Beautiful Countryside Views Waghorn & Company are delighted to present to the market this attractive four bedroom semi-detached family home, enjoying a delightful semi-rural position on the outskirts of the highly regarded village of Hadlow. The property enjoys wonderful open countryside views from both the front and rear aspects and offers spacious, light and versatile accommodation throughout. Particular features include a charming sitting room with wood burning stove, a generous kitchen/dining room and an impressive oak framed garden room overlooking the beautiful south-westerly facing rear garden. Backing directly onto orchards, the garden provides a peaceful and private setting, perfect for relaxing or entertaining whilst enjoying the surrounding rural landscape. The property represents a fantastic opportunity to acquire a well positioned family home offering the best of countryside living whilst remaining conveniently located for Tonbridge, Hildenborough and excellent transport links into London.

#### **Entrance**

Outside light. UPVC entrance door with inset double glazed glass opening into the entrance hall.

#### **Entrance Hall**

A welcoming entrance space featuring attractive oak wood flooring, double glazed window to the side, under stairs storage cupboard and full height coats cupboard. Radiator. Inset ceiling lighting. Stairs rising to the first floor landing.

#### **Sitting Room**

A bright and spacious reception room with large double glazed window to front. A wonderful log burner forms the focal point of the room. Oak wood flooring throughout with inset ceiling lighting. Two radiators and television aerial point. Glazed double doors open through to the garden room. Doorway to kitchen.

#### **Garden Room**

A delightful oak framed garden room, glazed on three sides allowing excellent natural light and pleasant views over the garden. Radiator and wall spotlights. Double glazed French doors opening directly onto the garden patio, creating a wonderful indoor/outdoor entertaining space.

#### **Kitchen/Breakfast Room**

A well appointed kitchen fitted with a comprehensive range of cupboards and drawers with granite work surfaces over. Inset 1¼ bowl sink unit with mixer tap and water softener. Four ring induction hob with electric oven below and stainless steel extractor hood above. Built in Bosch dishwasher with matching front and space for upright fridge freezer. Additional high level cupboards, open shelving and dresser style storage unit. Oak effect vinyl flooring, inset ceiling lighting and two radiators. Two double glazed windows overlook the rear garden with a further part glazed door providing direct access outside.

#### **Study**

A useful home office with double glazed window to the front. Limestone tiled flooring. Radiator. Inset ceiling lighting. Built in cupboard and additional high level cupboard housing the electric meters and consumer unit. Door to utility room.

#### **Utility room**

Fitted with work surface incorporating space and plumbing for washing machine and tumble dryer beneath. Further space for upright fridge freezer. Shelved linen cupboard and additional high level storage. Wall mounted gas fired boiler serving domestic hot water and central heating. Double glazed window to side.

#### **Cloakroom**

Low level WC and wash hand basin with tiled splash back. Limestone flooring. Extractor fan. Double glazed window to side. Inset ceiling lighting.

#### **First Floor Landing**

Split level galleried landing with linen cupboard, ceiling lighting and smoke detector. Access to loft space..

#### **Bedroom 1**

Double glazed window to the front enjoying far reaching countryside views. Radiator. Fitted wardrobe and fitted cupboard.

#### **Bedroom 2**

Two double glazed windows to the front enjoying rural outlook. Two radiators. Built in cupboard. Inset ceiling lighting.





### Bedroom 3

Double glazed window overlooking the rear garden and orchards beyond. Built in double wardrobe. Radiator. Wood laminate flooring.

### Bedroom 4

Double glazed window to rear enjoying pleasant views. Radiator. Wood laminate flooring. Inset ceiling lighting.

### Family Bathroom

Modern white suite comprising paneled bath, wash hand basin and low level WC. Separate shower enclosure with rainfall shower head and glazed screen. Ceramic tiled flooring and tiled splash backs.

### Outside

#### Front

The property is approached via a brick paved driveway providing off road parking. Mature hedging provides privacy to the front with side access leading to the rear garden.

#### Rear Garden

A delightful south-westerly facing rear garden enjoying open views over neighboring orchards. The garden is mainly laid to lawn with paved patio terrace ideal for outdoor entertaining. Outside lighting and water tap. Garden shed and log store.

#### Location Highlights

Situated on the rural outskirts of the highly regarded village of Hadlow, enjoying delightful countryside views whilst remaining conveniently positioned for the market town of Tonbridge. Tonbridge offers fast mainline services to London in under 40 minutes together with a superb selection of highly regarded schools in both the state and private sectors.

#### 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 Poult Wood Golf Club and the Angel Leisure Centre in Tonbridge.



01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

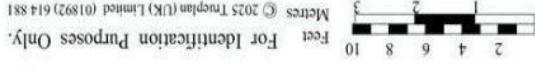
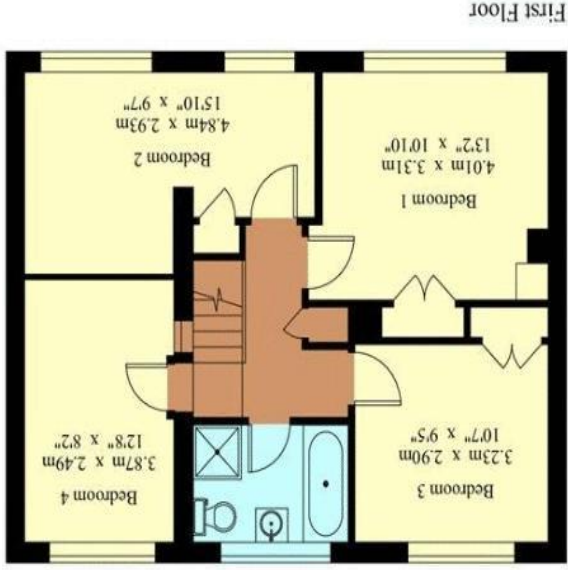
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House - Gross Internal Area : 137.3 sq.m (1477 sq.ft.)  
 Garden Store - Gross Internal Area : 7.6 sq.m (82 sq.ft.)



Energy Efficiency Rating	
Potential	Current
79	73

England & Wales	
EU Directive 2002/91/EC	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(56-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	