



Roselands , Maidstone Road, Hadlow, Tonbridge, Kent,
TN11 0DH

Offers in Excess of £560,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Charming four bedroom period home arranged over three floors * Recently renovated whilst retaining a wealth of character features * Two generous reception rooms with fireplaces and log burner * Off-road parking, detached workshop/studio and delightful gardens * Central Hadlow village location close to shops, schools and local amenities * EPC TBC / Council Tax Band F ***

Roselands is a truly charming and characterful family home, beautifully blending period features with practical modern living. Lovingly owned and cherished by the same family for many years, the property has recently undergone renovation and offers deceptively spacious accommodation arranged over three floors. Enjoying a central position within the heart of Hadlow village, residents benefit from easy access to the village's excellent amenities including local shops, bakeries, schools, library and thriving community facilities. Further benefits include off-road parking, a delightful cottage-style garden, a detached workshop/studio and a wealth of original features throughout.

Entrance

Accessed via wrought iron gates and a brick paved driveway, a double glazed entrance door opens into a welcoming entrance hall. Stairs rise to the first floor landing with doors leading to the principal reception rooms.

Sitting Room

A bright and inviting reception room accessed through an attractive stained glass door. Enjoying dual aspect double glazed windows, the room features a period style fireplace with wooden mantel and useful built-in storage cupboard.

Dining Room

A wonderfully cosy and characterful room featuring a fireplace with inset log burning stove set within a tiled hearth. Double glazed windows to the front and side aspects provide plenty of natural light whilst an understairs storage cupboard adds practicality.

Kitchen

The kitchen is full of charm with exposed timber beams and tiled flooring. Fitted with a range of wall and base units incorporating a one and a half bowl sink and drainer, there is space for a freestanding range cooker with extractor hood above, under-counter fridge. Doors lead to the rear garden, shower room and staircase to the first floor, creating a unique and flexible layout.

Shower Room

Comprising a low level WC, pedestal wash hand basin and corner shower cubicle. The room benefits from tiled flooring, exposed beams and radiator.

Utility Room

A useful additional space fitted with work surfaces, circular stainless steel sink, storage cupboards and plumbing for appliances. Double glazed window to the side.

First Floor Landing

A spacious landing with double glazed window, radiator, built-in cupboard housing the gas fired boiler and staircase rising to the second floor.

Bedroom 2

A generous double bedroom enjoying dual aspect windows, period fireplace with timber mantel and useful eaves storage cupboard.

Bedroom 3

A further well-proportioned bedroom with side aspect window, radiator, airing cupboard and an interesting split-level arrangement leading through to the principal bedroom.





Bedroom 1

A particularly impressive bedroom featuring a period fireplace, three windows providing excellent natural light, fitted wardrobes and dual access from both the entrance hall staircase and kitchen staircase, adding to the home's unique character.

Second Floor Landing

With side aspect window, built-in storage cupboard and doors to the bathroom and fourth bedroom.

Bedroom 4

A spacious bedroom fitted with a selection of built-in wardrobes and cupboards, radiator and window to the front.

Bathroom

Fitted with a panelled bath incorporating mixer tap and shower attachment, low level WC and pedestal wash hand basin. Complemented by exposed flooring, built-in storage cupboards, radiator and frosted double glazed window.

Outside

Garden

The garden has been thoughtfully designed for ease of maintenance whilst retaining a cottage garden feel. Stone pathways lead through attractive flower borders stocked with an array of established shrubs, plants and, of course, the beautiful roses from which the property takes its name. A central patio provides an ideal spot for outdoor dining and relaxing.

Detached Workshop / Garden Studio

A fantastic addition to the property, enjoying views over the rear garden through two double glazed windows. Fitted with wood flooring, built-in cupboards, work surfaces, power and lighting, creating an excellent home office, studio, hobby room or creative workspace.

Tenure

Freehold

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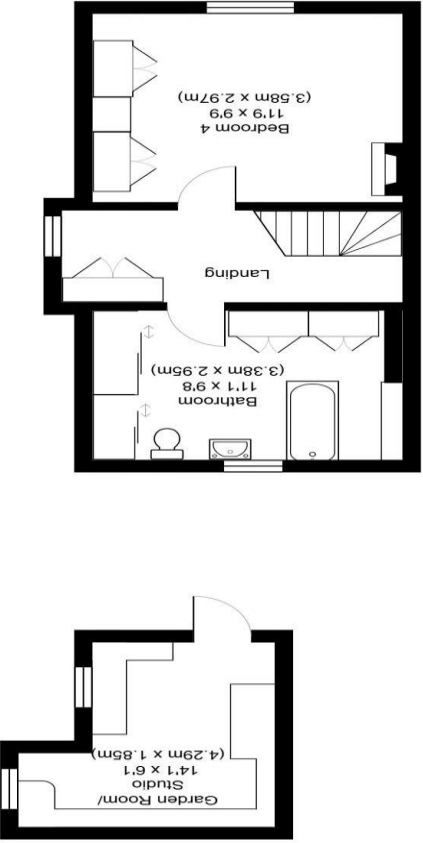
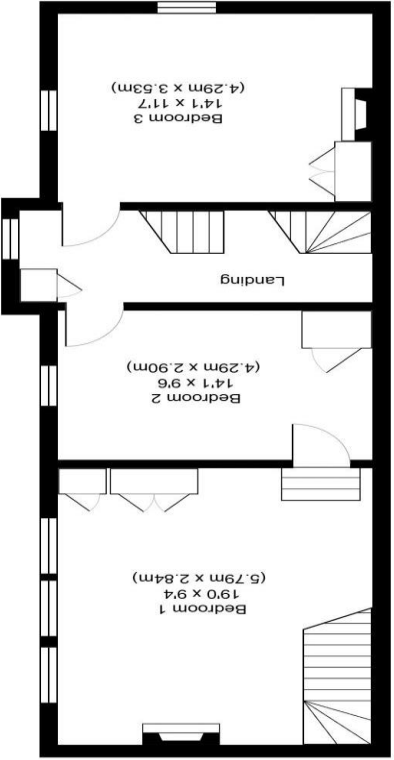
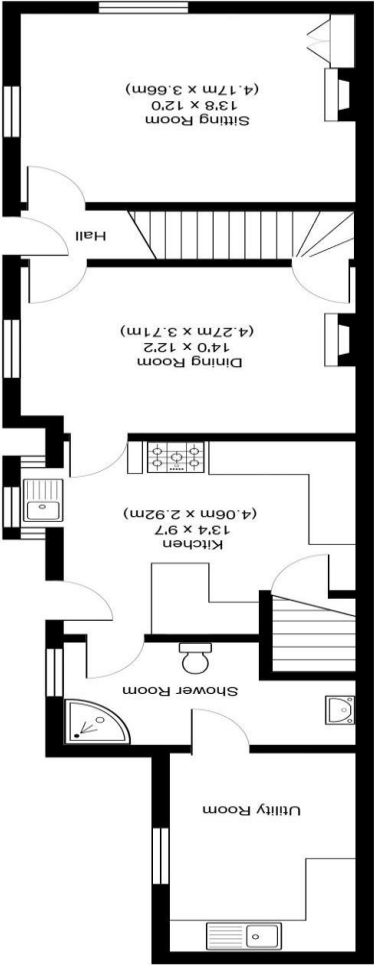
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