

2 James Close Hadlow, Tonbridge, TN11 0LX

Jack Charles
Estate Agents

Offers in the region of £1,100,000

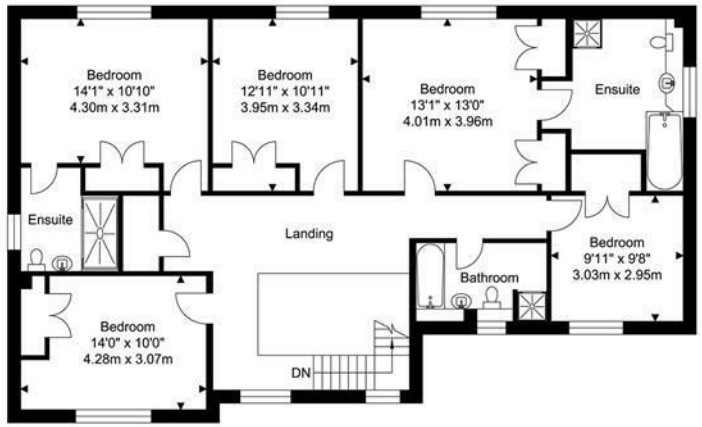
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Sales & Lettings

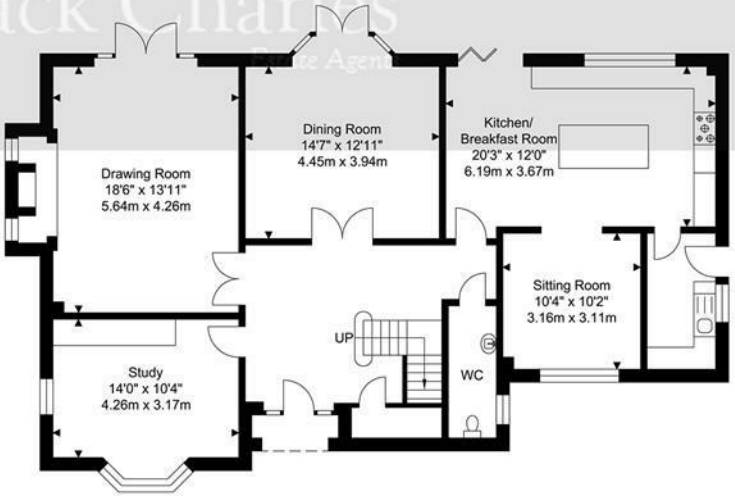
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

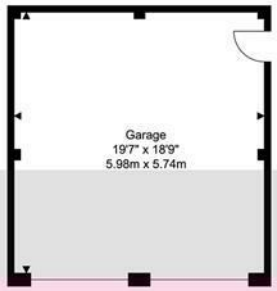
- Substantial Detached House
- Five Double Bedrooms
- 2 Ensuites & Family Bathroom
- Four Reception Rooms & Hall
- Kitchen / Breakfast Room
- Utility Room
- Scope For Expansion STPP
- Well Maintained Gardens
- Double Garage & Parking
- Private Road Of Just 3 Houses



First Floor
Approximate Floor Area
1121.38 SQ.FT.
(104.18 SQ.M.)



Ground Floor
Approximate Floor Area
1371.53 SQ.FT.
(127.42 SQ.M.)



Garage
Approximate Floor Area
369.00 SQ.FT.
(34.30 SQ.M.)



TOTAL APPROX FLOOR AREA 2862.12 SQ.FT. (265.90 SQ. M.)
For Identification Purposes Only.

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To Be Sold

Jack Charles have the pleasure of marketing this substantial detached property situated in a private cul-de-sac of just three properties. The property backs onto farmland and is beautifully presented internally and offers spacious accommodation over two floors comprising a spacious reception hall with turned stairs to first floor, cloakroom / WC, two sets of multi paned doors to the drawing room and dining room, further doors to a study and a substantial kitchen/breakfast room. The drawing room has doors leading out onto the garden, a larger inglenook fireplace with windows either side of the chimney breast, the dining room also has access out onto the garden and the study is a good sized with bespoke fitted cupboards. The kitchen / breakfast room is stunning and has a with central island, it is fitted with a range of matching units and Quartz worktops integrated appliances, door to a useful utility room with access to the outside and space and plumbing for a washing machine. The snug is situated just off the Kitchen and provides a lovely relaxing area. To the first floor there is a galleried landing and doors to five double bedrooms, two with en-suites, and a family bathroom, the first 3 bedrooms over look the rear garden and farmland beyond and bedrooms 4 and 5 over look the front, they all have built in wardrobes. Outside there is ample parking to the front of the property and detached double garage, there is access to the rear via both sides and gardens are beautifully landscaped with various seating areas and brickpaved patio and a large lawned area that surround the property to both side and rear.

Hadlow

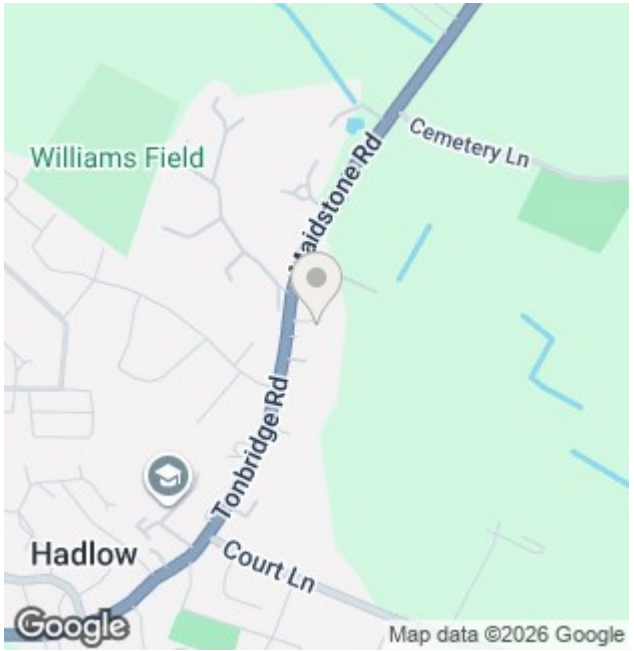
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop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

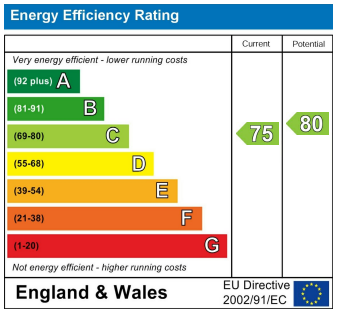
Tonbridge High Street and industrial estate is only 4 miles away with a handy bus route linking the two. Sevenoaks, West Malling and Maidstone are also within about a 25 minute drive or less. There are supermarkets in Tonbridge and Kings Hill. Bluewater is only about 22 miles to the North.

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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