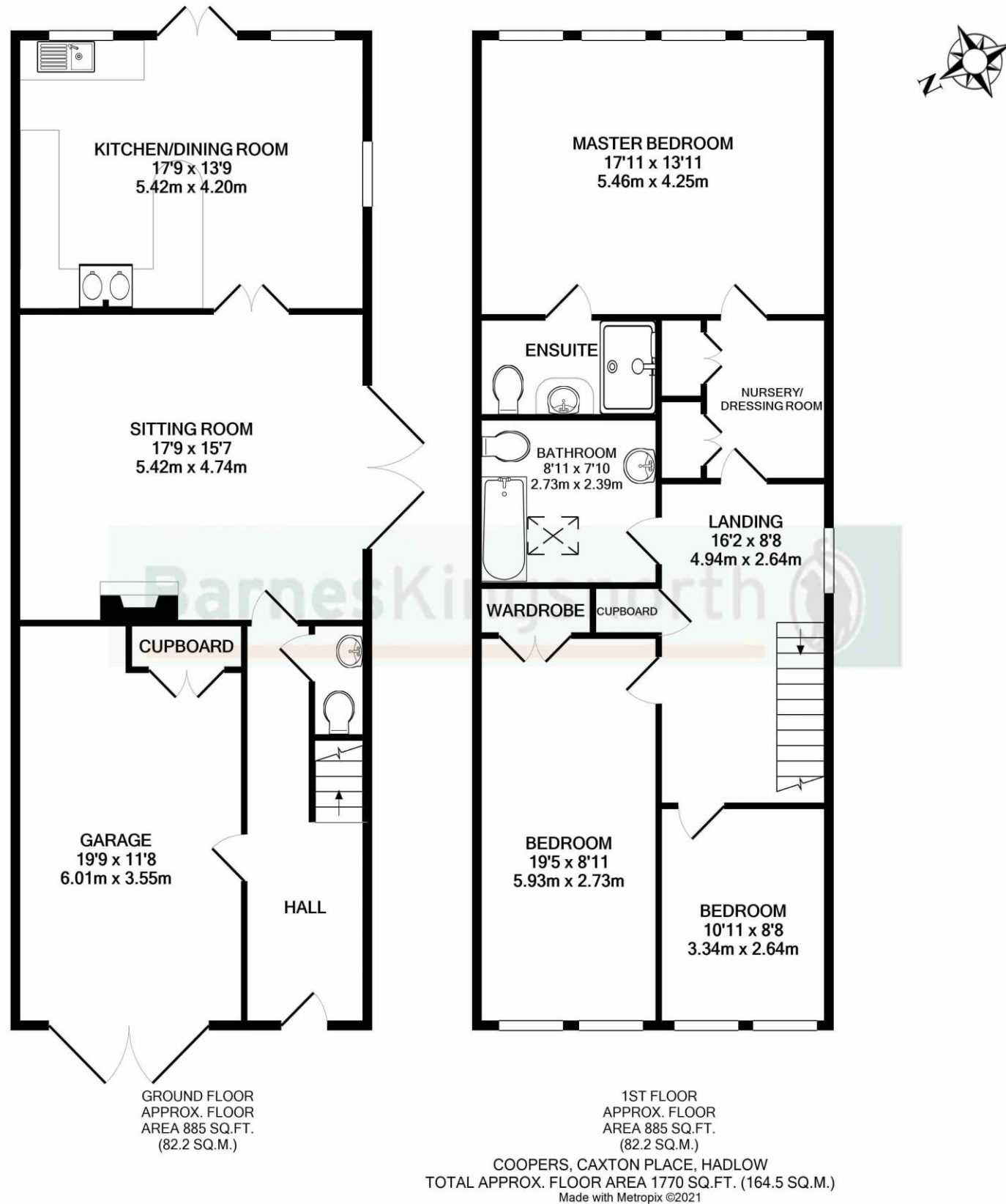


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Court Lane, Hadlow, Tonbridge, Kent, TN11 0JU

£795,000 Freehold

Viewings strictly by appointment with the agent
 Tel: 01732 771616
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



1



3



2

THE PROPERTY

Coopers forms part of Caxton Place, an exclusive collection of unique and characterful homes created from the former Style Place Brewery. Set within a delightful semi-rural setting less than a mile from Hadlow village, the property enjoys an attractive blend of countryside tranquility and convenient village access. Great care was taken during the original conversion, with many of the buildings were listed as being of architectural or historical interest. This beautifully presented three-bedroom home provides spacious accommodation arranged over two floors. A welcoming hall leads to the sitting room, which features an open fireplace and double doors opening onto the side garden and terrace, creating the perfect indoor/outdoor living. The contemporary fitted kitchen/breakfast room also benefits from direct access to the garden through full-height double doors. The first floor offers a spacious landing, three bedrooms and a family bathroom. The superb principal bedroom, complete with a vaulted ceiling, countryside views and an en-suite shower room, along with a large dressing room that would also suit use as a nursery or study. Throughout the first floor, original features and charming windows frame the picturesque rural outlooks.

OUTSIDE

The property enjoys a secure, fully enclosed rear garden offering a good-sized lawn-ideal for keen gardeners to enjoy or the children to play. A graveled seating area provides the perfect spot for morning coffee or relaxing in the evening with a glass of wine. The extensive communal grounds extend to and overlook a picturesque pond, which dates back to 1886 and was originally a hand-dug artesian well serving the Style Place Brewery. The property further benefits from a spacious single garage and parking for one car.

AGENTS NOTE:

Current Service Charge: £800 per year (£250 for the bio-digester and £550 for gardening, driveway, and general maintenance of the communal areas). Approximate annual figure for the Flogas - Calor gas heating: TBC.



THE LOCAL AREA

The property is ideally situated between Golden Green and Hadlow, enjoying a semi-rural location approximately five miles from Tonbridge. The charming village of Hadlow, just over a mile away, offers an excellent range of local shops and amenities including a doctors' surgery, dentist, chemist, library, primary school and St Mary's Church, together with good bus services to Tonbridge, Tunbridge Wells and eastwards to Maidstone. The surrounding countryside provides a wealth of scenic walks through farmland and orchards, offering a true taste of the Garden of England. The area is rich in history, with the striking Gothic Hadlow Folly forming a focal point on the skyline, while St Mary's Church dates back over a thousand years. Tonbridge itself provides a comprehensive selection of shopping and recreational facilities, along with a mainline railway station offering regular services to London Charing Cross and Cannon Street, with journey times of approximately 40 minutes. There are also excellent road connections to the M25, M20 and the South Coast.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and turn right at the first set of traffic lights onto the Hadlow Road / Bordyke/ A26. Continue along this road for approximately 5 miles into the centre of Hadlow village. Take the right hand turning into Court Lane and carry on down this country lane for approximately 1 mile and take the right hand turning into Caxton Place. The property will be found on the left-hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: D

Council Tax Band: G

