



109 Hadlow Road, Tonbridge, Kent, TN9 1QE

£850,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Exceptional five-bedroom family home * Superb open-plan living space designed for modern family life * Beautifully landscaped rear garden with summer house * Walking distance to schools, town centre & mainline station * Only by stepping inside can the space, versatility and magnificent gardens be fully appreciated. An early viewing is therefore highly recommended. * EPC TBC / Council Tax Band D ***

A truly exceptional five-bedroom family home, thoughtfully extended and beautifully remodelled to create an outstanding home for modern family living, occupying a magnificent mature plot with stunning landscaped gardens in one of Tonbridge's most convenient locations. There are certain homes that simply feel different from the moment you arrive, and this is undoubtedly one of them. Beautifully maintained and thoughtfully designed throughout, the property effortlessly combines character with contemporary family living, creating a home that is as practical as it is impressive. The true heart of the home is the spectacular open-plan kitchen, dining and family living space. Bathed in natural light from three large Velux windows and full-width bi-fold doors opening directly onto the rear terrace. Whether enjoying everyday family life, entertaining friends or hosting special occasions, the seamless connection between the house and the gardens creates an atmosphere that is both sociable and relaxing. Complementing this wonderful living space are two further reception rooms, each offering their own character and purpose. The elegant sitting room provides a warm and inviting retreat centred around a beautiful cast iron fireplace, whilst the separate family room offers valuable flexibility as a playroom, home office or snug, ensuring the accommodation can adapt as family life evolves. Upstairs, the property continues to impress with five well-proportioned bedrooms. The principal suite is particularly special, enjoying delightful views across the rear gardens and benefiting from bespoke fitted wardrobes which cleverly conceal a hidden doorway leading to a luxurious en-suite bathroom, creating a private sanctuary away from the rest of the home. Four further bedrooms provide excellent accommodation for family members or guests. The gardens are, without question, one of the property's defining features. Lovingly landscaped and extending to an impressive depth, they offer expansive lawns, mature planting, established trees and a variety of seating areas that can be enjoyed throughout the day. Towards the rear, a superb raised entertaining terrace provides the perfect setting for summer gatherings, whilst the substantial timber summer house, complete with power and lighting, offers endless possibilities as a home office, studio, gym or hobby room. Perfectly positioned for family life, the property enjoys easy access to highly regarded schools, local shops, bus routes, Tonbridge town centre and the mainline station, making it an ideal choice for commuters whilst still providing a peaceful setting in which to enjoy family life.

Reception Hall

Approached via stone steps and a double glazed entrance door with matching side panel leading to a spacious entrance porch. Double glazed windows to the front and side aspects provide excellent natural light, whilst the tiled floor, useful hanging space and ample room for seating create a practical and welcoming introduction to the home.

Entrance Hall

A welcoming reception hall with tiled flooring, radiator, stairs rising to the first floor with useful understairs storage cupboard and doors leading to the sitting room, family room and open-plan kitchen/dining room.

Sitting Room

A delightful reception room enjoying a cosy atmosphere, centred around an attractive cast iron open fireplace. Double glazed window to the front aspect, wood flooring and radiator.

Kitchen/Dining/Living Room

Without doubt the heart of the home, this impressive open-plan living space has been designed with modern family life in mind. The dining area features wood flooring and flows effortlessly into both the kitchen and family living space, creating a wonderfully sociable environment. The kitchen is fitted with an extensive range of matching base and wall units complemented by granite work surfaces incorporating a traditional Butler sink. There is space for a range cooker with extractor hood over, integrated dishwasher, tiled splashbacks and a double glazed window overlooking the rear garden. The living area is flooded with natural light courtesy of three large Velux windows together with full-width bi-fold doors opening directly onto the rear terrace, creating a seamless connection between the house and garden. A further double glazed window to the side aspect with fitted blinds enhances the light throughout.

Utility Room

A practical utility room fitted with a traditional Butler sink complemented by solid wood work surfaces, together with space and plumbing for both a washing machine and tumble dryer. Further space is provided for a freestanding fridge/freezer. Radiator, double glazed door giving side access and doors leading to both the family room and ground floor shower room.

Shower Room

Fitted with a contemporary white suite comprising low level WC, vanity wash hand basin and walk-in shower with waterfall shower head. Heated towel rail, tiled flooring, tiled walls with an attractive glazed brick feature wall and double glazed frosted window to the rear.

Family Room

A highly versatile reception room offering a variety of potential uses including a playroom, home office or snug. Double glazed square bay window to the front aspect, bespoke fitted cabinetry, wood flooring, inset ceiling spotlights and radiator.





First Floor Landing

Spacious landing with access to loft space and doors leading to all five bedrooms and the family bathroom.

Principal Bedroom

A superb principal bedroom overlooking the beautiful rear garden with double glazed windows to the rear and side aspects. Fitted with an extensive range of bespoke wardrobes incorporating a cleverly concealed doorway leading to the private en-suite bathroom. Radiator.

En-suite

A beautifully appointed bathroom comprising a double-ended bath with mixer tap and handheld shower attachment, vanity wash hand basin, heated towel rail, extractor fan, inset ceiling spotlights, attractive ceramic wall tiling and double glazed frosted window to the side aspect.

Bedroom 2

A generous double bedroom with double glazed square bay window to the front aspect, radiator and fitted carpet.

Bedroom 3

Double glazed window to the front aspect, built-in wardrobe, radiator and fitted carpet.

Bedroom 4

Double glazed window overlooking the rear garden, radiator and fitted carpet.

Bedroom 5

Double glazed window to the front aspect, radiator and fitted carpet.

Family Bathroom

Beautifully appointed and fitted with a contemporary white suite comprising a freestanding double-ended bath with floor-mounted mixer tap and handheld shower attachment, vanity wash hand basin with cupboard beneath, low level WC and a curved glazed shower enclosure. Complemented by luxurious marble wall tiling and coordinating floor tiles with underfloor heating, a contemporary illuminated wall mirror with LED backlighting, inset ceiling spotlights, extractor fan and a double glazed frosted window to the rear.

Rear Garden

A particular feature of the property, the beautifully landscaped rear garden has clearly been lovingly maintained over many years. Immediately adjoining the property is a generous stone terrace providing an ideal space for outdoor entertaining. Sleeper steps rise to an extensive lawn with established trees, shrubs and colourful planting, whilst a brick pathway meanders through the garden to a further brick-paved seating area. Towards the rear, a raised decked entertaining terrace with timber balustrading enjoys elevated views back across the garden and leads to a substantial timber summer house benefiting from both power and lighting, offering excellent versatility as a home office, studio or hobby room.

Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.

Tenure

Freehold

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

Floorplan not to scale and for illustration purposes only. All measurements are approximate

