



35 Great Elms, Hadlow, Tonbridge, Kent, TN11 0HT

Guide Price £550,000 - £575,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Gough Cooper Semi-Detached Home * Generous Corner Plot with Established Gardens * Spacious Lounge/Dining Room and Fitted Kitchen * Newly Fitted Shower Room and Separate WC * Garage, Carport with Electric Door and Substantial Timber Outbuilding * EPC TBC / Council Tax Band D ***

Situated in the popular village of Hadlow, this lovely three bedroom Gough Cooper semi-detached home occupies a generous corner plot with established gardens, a garage, carport and substantial timber outbuilding. The property has a really lovely feel throughout, with good sized rooms, plenty of natural light and a great deal to offer. The accommodation includes an entrance hallway, spacious lounge/dining room and fitted kitchen, whilst to the first floor are three bedrooms, a newly fitted shower room and separate WC. Outside, the gardens are a particular feature of the property, being well established and extending around the house, with plenty of space to enjoy and a good degree of privacy. There is also a garage and carport with an electric door, together with a substantial timber outbuilding measuring approximately 22'4" x 8', offering wonderful scope for use as a home office, gym, workshop or additional storage. Hadlow is a lovely village with a wonderful sense of community, a good selection of local shops, amenities and public houses, together with well-regarded local schooling. Tonbridge town centre and mainline station are also within easy reach. A lovely home in a great village location, with generous gardens and plenty of possibilities. Viewing is highly recommended.

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.

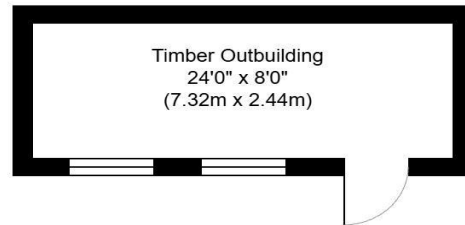
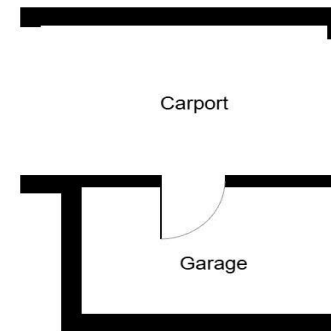
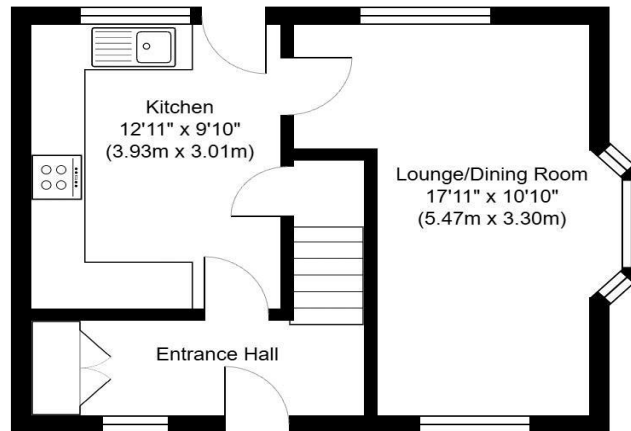
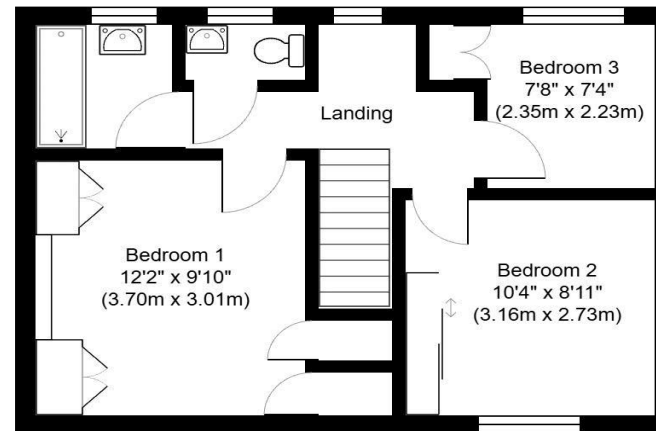
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Tenure

Freehold





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

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