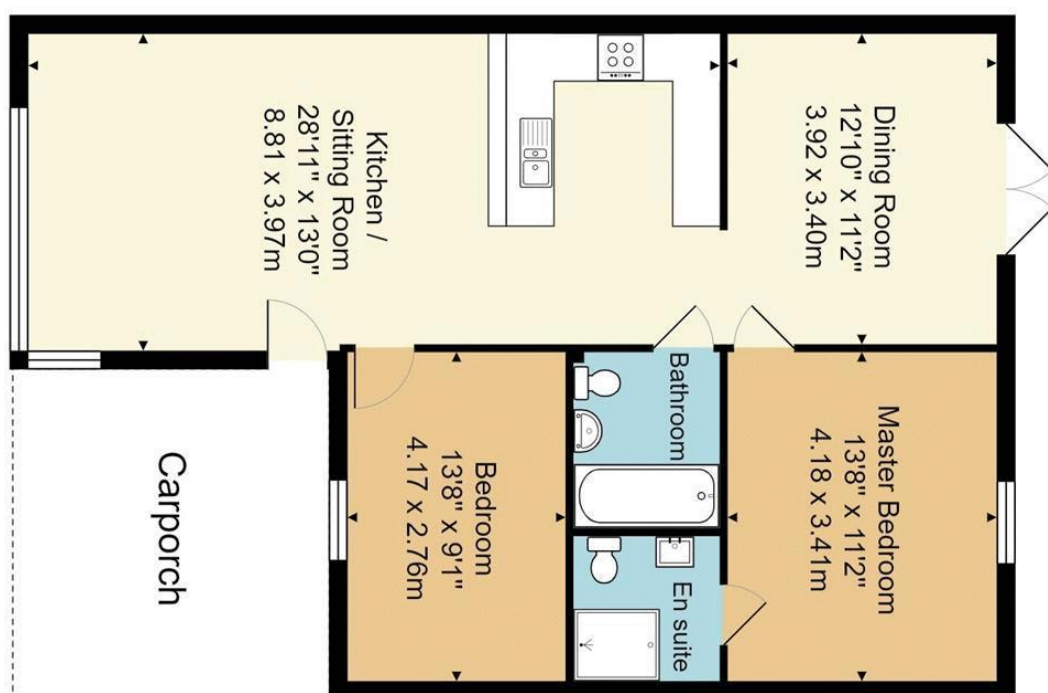


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Approx. Gross Internal Area
 899 ft² ... 83.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

Maidstone Road, Hadlow, Tonbridge, Kent, TN11 0HP

£475,000 Freehold

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



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THE PROPERTY

Barnes Kingsnorth are delighted to present this stylish contemporary single-storey home, situated within a small and exclusive gated development on the outskirts of the highly desirable village of Hadlow, with beautiful countryside right on the doorstep. Built in 2019, the property offers modern, light-filled accommodation designed for comfortable and low-maintenance living. The front door opens into a bright and impressive open-plan living space extending the length of the property. The sitting area enjoys a feature window to the front and centres around a charming corner wood-burning stove, creating a cosy focal point and a welcoming atmosphere. The property also benefits from underfloor heating throughout, ensuring warmth and comfort all year round. The contemporary kitchen is thoughtfully designed with a range of fitted units and wall cupboards complemented by wood-effect worktops, offering excellent storage and preparation space. A selection of integrated Bosch appliances are included, making the kitchen both practical and stylish. The open-plan layout is ideal for modern living and entertaining, allowing the living, cooking and dining spaces to flow effortlessly together. The space continues into the dining area, perfect for hosting family and friends, with full-height double doors opening directly onto the patio and rear garden, seamlessly connecting indoor and outdoor living. There are two generously sized bedrooms, with the principal bedroom benefiting from a luxury en-suite shower room fitted with a contemporary white suite. A further stylishly appointed family bathroom serves the second bedroom and guests. Further features include a mechanical ventilation system for improved air quality, a security alarm system, and EV charging provision. The home has also been designed with lifetime living principles, offering practical accessibility and making it particularly appealing to those seeking a long-term, future-proof home. Service charge for communal garden and upkeep of electrical gates: £365 Being sold with NO ONWARD CHAIN.

OUTSIDE

The property is approached via electric gates leading into a neatly landscaped communal garden area and driveway. The home benefits from undercover parking, an additional allocated parking space, and a convenient entrance area. To the rear is a beautifully enclosed south-facing garden, designed for ease of maintenance and enjoyment. A generous private sandstone patio provides the perfect space for relaxing or al fresco dining, while the remainder of the garden is mainly laid to lawn. There is also a garden shed for storage, a side gate providing access to the rear garden and a dedicated bin storage area. This attractive and well-appointed home combines modern design, energy efficiency and practical living, all set just moments from Hadlow village amenities.



THE LOCAL AREA

This stylish property is located on the outskirts of the charming village of Hadlow with its thriving and active community. Located approximately 4 miles distant from Tonbridge on the northern side. Hadlow ticks all the boxes offering local shops and amenities and good bus services to Tonbridge, Tunbridge Wells and Maidstone for the many excellent schools in the area. In addition, the surrounding area has many walks through farmland and orchards, a taste of the Garden of England. Tonbridge town offers an excellent range of shopping and recreational facilities along with main line station offering good services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the M25/M20 and the south coast.

ROUTE TO VIEW

From Hadlow village take the A26 towards Maidstone and the property will be found on the right-hand side just after the pond.

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: B

Council Tax Band: E

