



The Old Barn, The Square High Street, Hadlow, Tonbridge, TN11 0DD

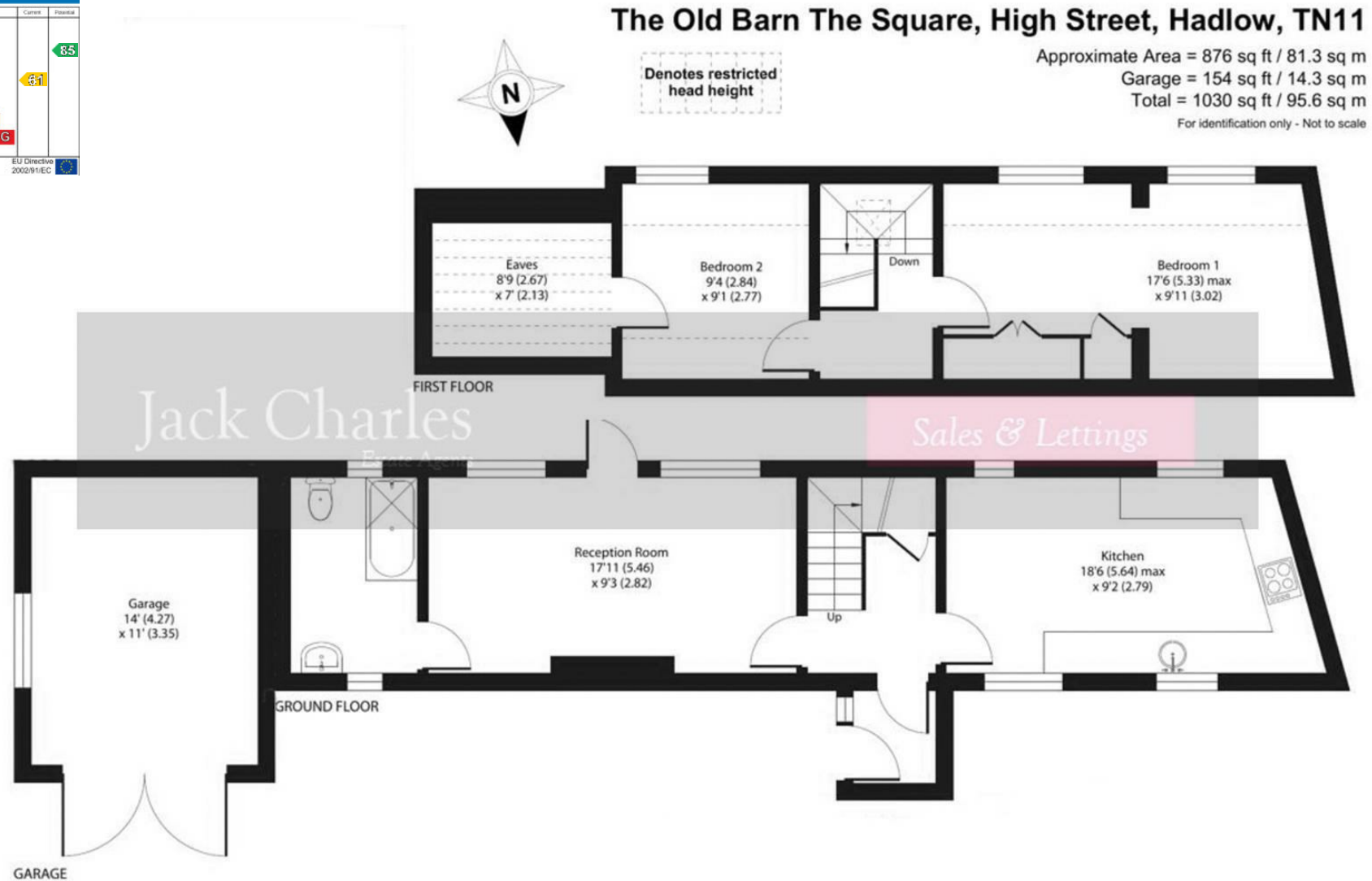
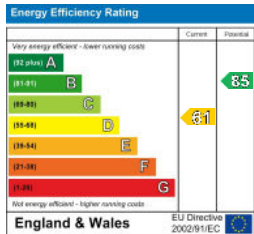
Guide Price £425,000 - £450,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide £425,000 - £450,000
- Kitchen / Dining Room
- Newly Fitted Bathroom Suite
- Attached Barn
- Part Vaulted Living Room
- Garage & Drive
- Two Bedrooms
- Beautiful Private Rear Garden
- Central Village Location

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.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to be offering this unique attached two double bedroom cottage / barn situated in the Heart of Hadlow Village. The Old Barn has many features as well as a huge amount of charm and character, it is also set back nicely from the High Street but so close to the centre of the Village which also has a plethora of footpaths leading to beautiful countryside right on your doorstep.

You enter into a small porch which in turn leads to the entrance hall with stairs to first floor, cupboard under stairs and doors to the living room and kitchen/dining room, this room has natural slate tile floor, wall and base units with Oak doors and drawers, worktops and a butler sink, free standing appliances with space for cooker, fridge freezer and space & plumbing for dishwasher & washing machine. It also has a double aspect with windows to front and rear overlooking the garden. The living room is spacious and has a lovely cosy feel with a wood burning stove, oak flooring, original beams, and a partially vaulted ceiling with high level glazed windows. There are two double glazed windows to rear and French doors that lead out on to the garden. At the very end of the living room is a door that leads to a newly fitted bathroom suite with a panel enclosed bath, WC & a wash hand basin with cupboard below.

To the first floor the landing is well lit with a window to rear and it gives access to two large double bedrooms, bedroom one has fitted wardrobes and exposed timbers and bedroom two has access to a large loft space.

Outside there is a beautiful landscaped garden offering plenty of privacy and seclusion. It has a large area of lawn, a partially walled seating area which enjoys the afternoon and evening sun and has a pretty aspect over the garden and the character & charm that the rear of the barn offers. There is a garden shed and to the front there is a shared gravel drive giving access to the garage and off road parking.

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.





Jack Charles
Estate Agents

Sales & Lettings

<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
--	---

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

