



The Maples Hadlow, Tonbridge, Kent, TN11 0HR

Guide Price £799,000 - £850,000

Jack Charles  
Estate Agents

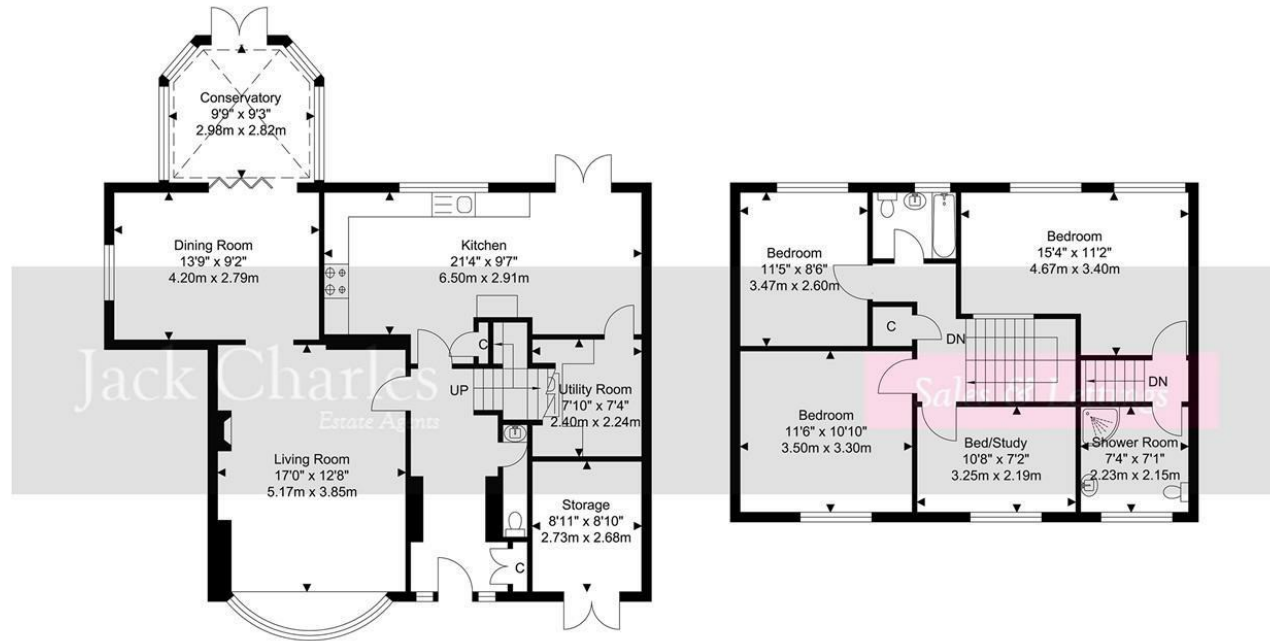
Sales & Lettings

- Detached Family House
- Cloakroom/WC
- Dining Room

- Four Bedrooms
- Living Room
- Conservatory

- Two Bathrooms
- Kitchen
- Front & Rear Gardens

**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.



Ground Floor  
Approximate Floor Area  
944.10 SQ.FT.  
(87.71 SQ.M.)

First Floor  
Approximate Floor Area  
647.23 SQ.FT.  
(60.13 SQ.M.)

TOTAL APPROX FLOOR AREA 1591.33 SQ. FT / 147.84 SQ. M  
For Identification Purposes Only.

Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this wonderful detached family home situated in the heart of this popular village set back from the road. The Maples is an impressive home and offers well presented accommodation. Internally the property benefits from an entrance hall, Cloakroom/WC, living room which has a lovely aspect over the front garden and a square arch leading through to the dining room which in turn leads through to the conservatory. The kitchen is fitted with a range of wall and base units and matching worktops, built in appliances and has doors that gives access to a utility room and the garden. To the first floor there is a split level landing with one side leading to the master suite with doors to main bedroom and bathroom. The second landing gives access to three further and a family bathroom. Outside you approach over a gravelled drive leading to a large parking area, the front garden is extensively laid to lawn and screened by conifer hedging. To the rear there is a paved terrace and a further lawned garden with flower borders. Viewing is strongly recommended.

## Hadlow

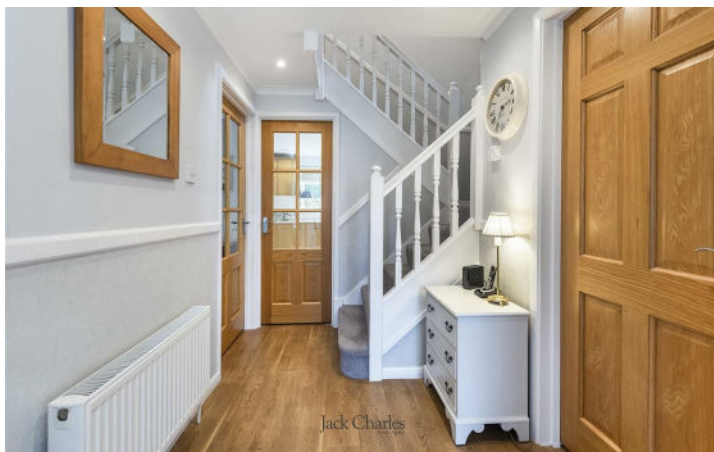
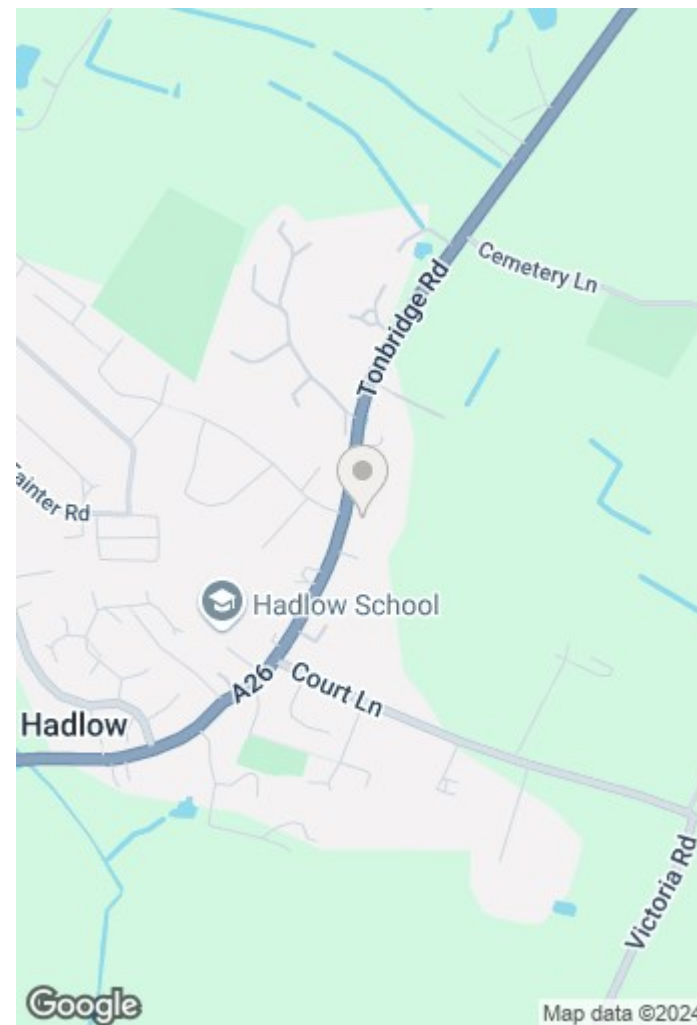
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop with cafe and the Agricultural College, which also has a garden centre, gift shop and cafe.

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.





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