



31 Hadlow Road, Tonbridge, TN9 1LF

Asking price £1,850,000

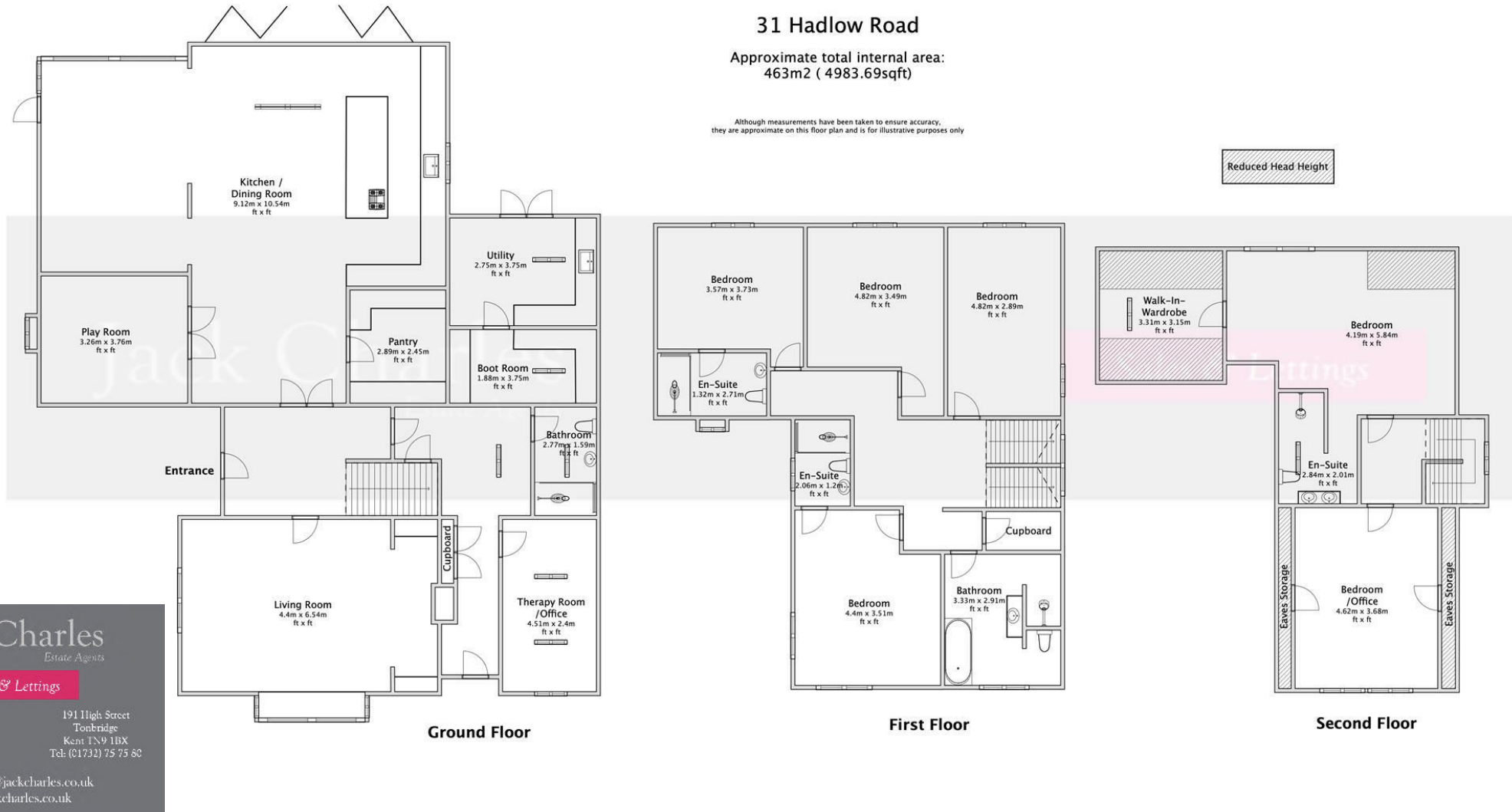
Jack Charles  
Estate Agents

Sales & Lettings

# 31 Hadlow Road, Tonbridge, TN9 1LF

**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.

- Substantial Extended Detached Family Home
- Three Further Receptions Rooms
- Driveway with Ample Parking
- 6 Bedrooms, 5 Bathrooms
- Side Hall with Therapy Room Utility & Shower Room
- Central Location Walking Distance To MLS & High Street
- Stunning Openplan Family Room / Kitchen / Dining Room
- Superb Landscaped Gardens
- Beautifully Presented & Stylishly Upgraded



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## To Be Sold

Nestled on Hadlow Road in the charming town of Tonbridge, this elegant and substantial detached family home offers a perfect blend of space, comfort, and modern living. With six generously sized bedrooms and five well-appointed bathrooms spread over three floors, this property is ideal for families seeking both privacy and togetherness.

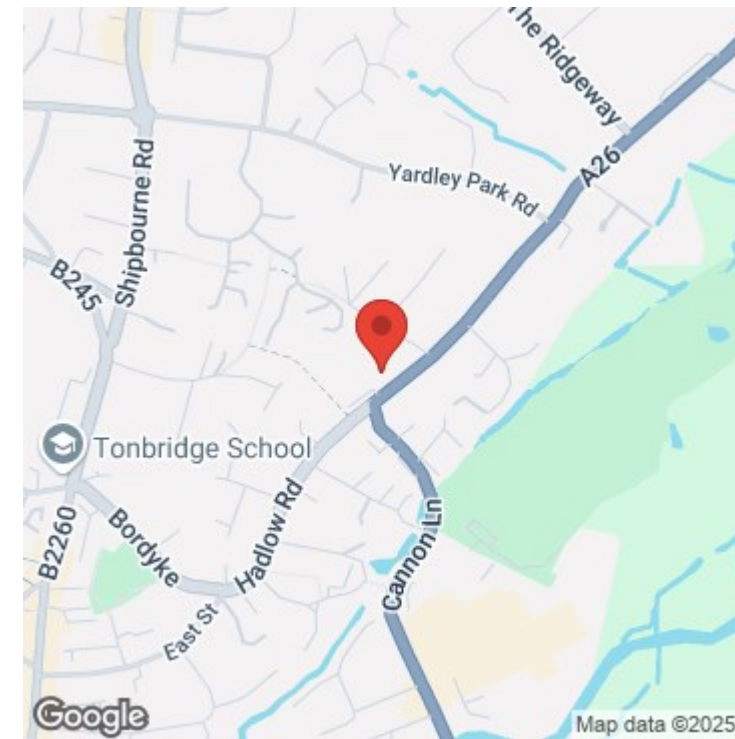
As you enter, you are greeted by a stunning reception with glazed doors opening into a wonderful open plan living, kitchen and dining area that serves as the heart of the home. This expansive space is perfect for entertaining guests or enjoying family meals, with ample natural light flooding in through large windows and doors. In addition to the open plan area, the property boasts three further reception rooms, providing versatile spaces that can be tailored to your needs, whether as study, playroom, or cosy sitting area. There is a formal sitting room, and an inner hall which has its own entrance and leads to a therapy room, shower room and a large lobby area and utility room.

The exterior of the home is equally impressive, featuring very large landscaped gardens that offer a tranquil retreat. These gardens provide ample space for outdoor activities, gardening, or simply enjoying the fresh air in a picturesque setting. To the front there is a vast bricked parking area to the front and side.

This remarkable property on Hadlow Road is not just a house; it is a family home that promises comfort, style, and a wonderful lifestyle in a sought-after location. With its generous living spaces and beautiful gardens, it is a rare find that is sure to appeal to discerning buyers.

## Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



Energy Efficiency Rating		Current	Target
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
102-154 kWh/m <sup>2</sup> /year	A		
81-101 kWh/m <sup>2</sup> /year	B		
61-80 kWh/m <sup>2</sup> /year	C	77	79
41-60 kWh/m <sup>2</sup> /year	D		
21-40 kWh/m <sup>2</sup> /year	E		
1-20 kWh/m <sup>2</sup> /year	F		
1-20 kWh/m <sup>2</sup> /year	G		
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales		EU Directive 2002/91/EC	

