



8 Maltings Close, Hadlow, Tonbridge, TN11 0DY.

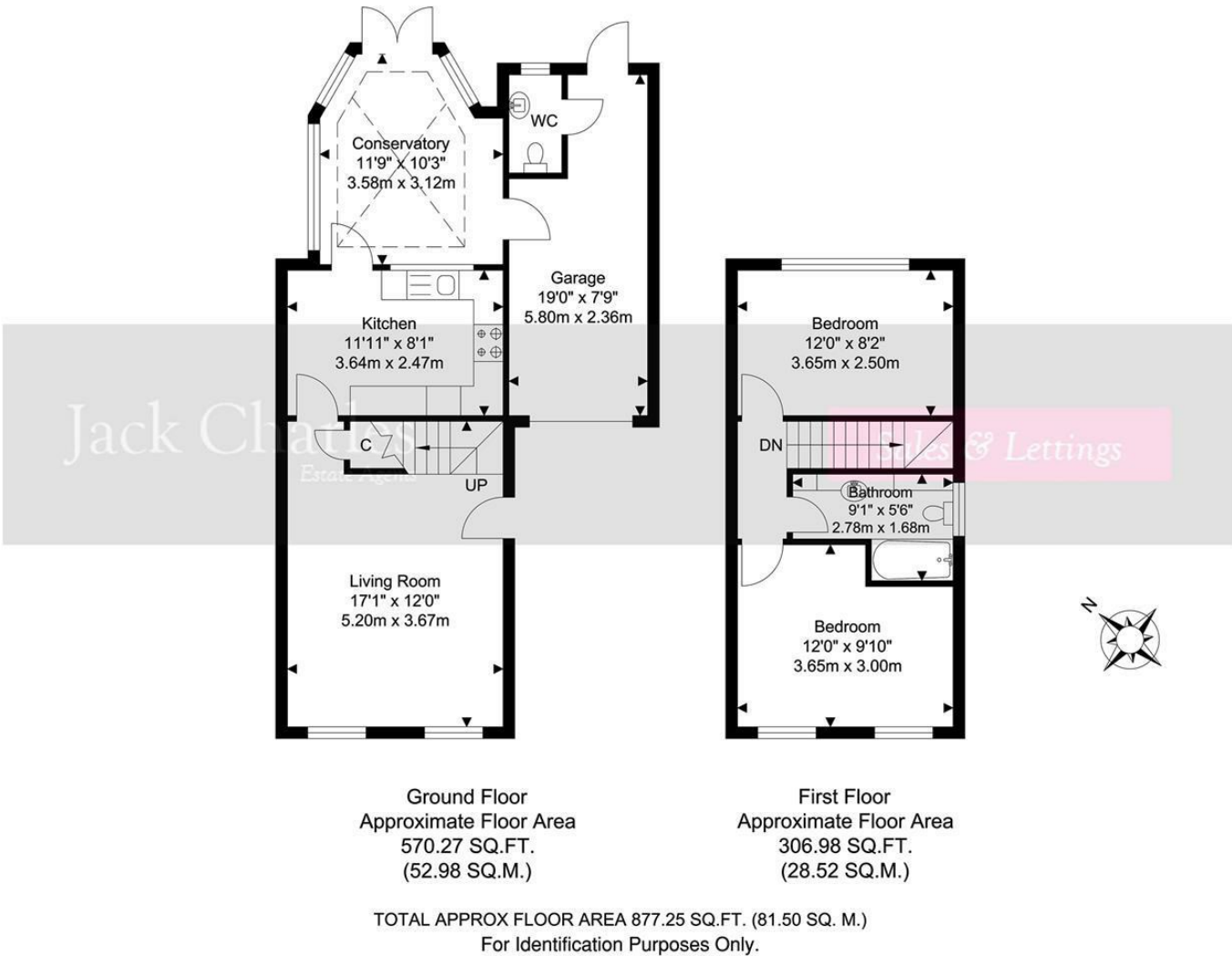
Guide Price £375,000 - £400,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
- Kitchen
- Long Garage
- Two Bedrooms
- Lounge / Dining Room
- Gardens & Parking
- First Floor Bathroom
- Conservatory
- Close To Village Centre

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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

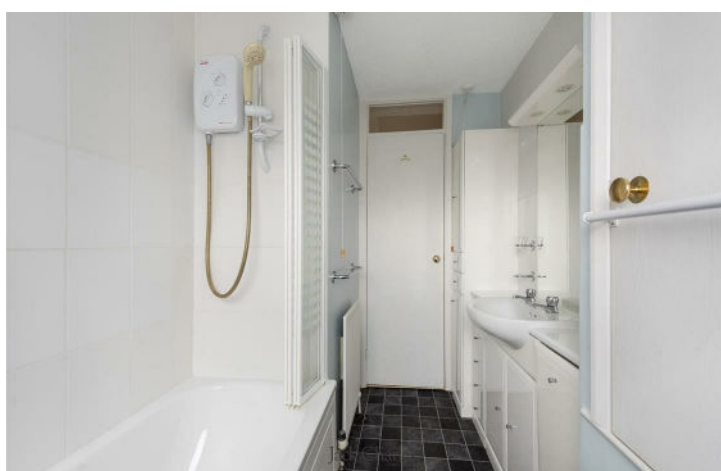
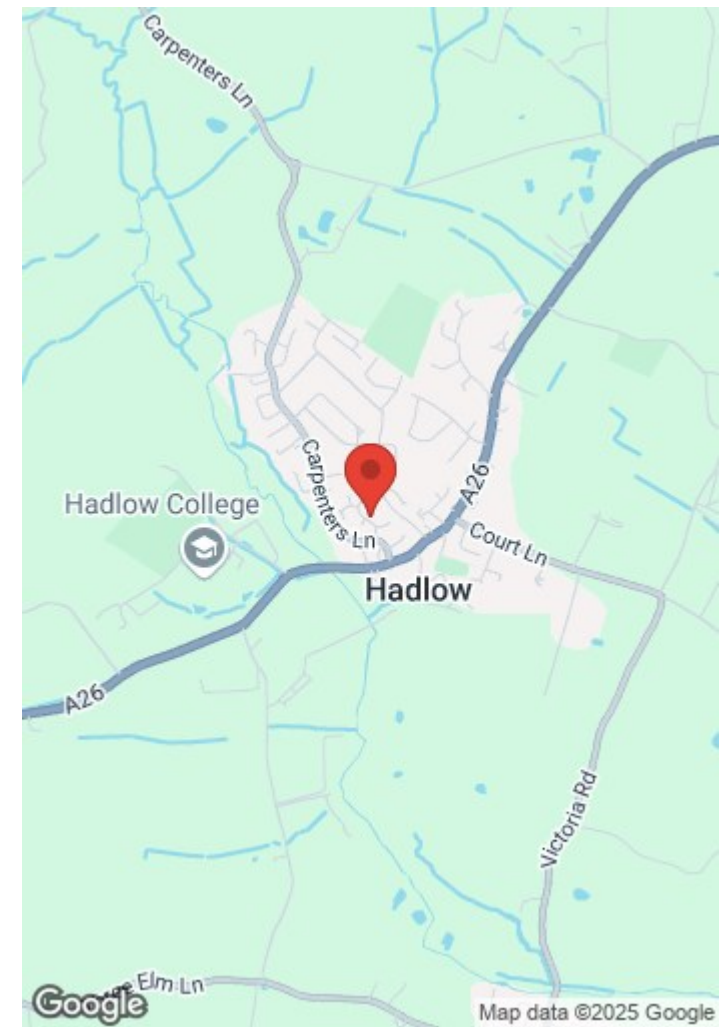
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To Be Sold

Jack Charles are delighted to offer to the market this modern two bedroom semi detached house found within a popular residential location in Hadlow within walking distance of local amenities and local bus routes. The property internally offers entrance to the side with a main reception room enjoying deep double glazed windows to the front, stairs to the first floor with cupboard under and a connecting access to a fitted kitchen which has a door to a conservatory which in turn provides an aspect to the rear and a doors to the garden and to the garage where there is an up and over door to the front, door to the rear and a door to a cloakroom/WC with wash hand basin and a WC. To the first floor, there are two double bedrooms and a bathroom. Outside the property offers gardens to front and rear and rear garden is a particular feature as it backs onto a bowling green. There is off road parking to the front of the garage.

Location

Hadlow is a thriving village located on the A26 road between the busy market town of Tonbridge and the county town of Maidstone, with regular bus services to both. The centre of the village is a conservation area with many listed buildings and is known locally as The Square. The community is well-served by local shops, pubs and restaurants, as well as a library and health facilities including a medical centre, dentist and pharmacy. If Kent is the Garden of England then Hadlow must surely be a favourite corner to escape to, surrounded by rural countryside, on the route of many country walks and of course home to the Hadlow College of Agriculture and Horticulture. The historic parish church of St Mary's dates back over a thousand years and the skyline is dominated by the pseudo-Gothic Hadlow Folly. When 18th-century industrialist Walter Barton May thought his wife was having an affair with a local farmer, he wanted to be sure she would never escape his sight. His excessive solution can still be seen today: a 64m tall observation tower that soars above the surrounding Kent landscape from which he could survey the entire village.





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