



1 Hamptons Road, Hadlow, Tonbridge, TN11 9RE.

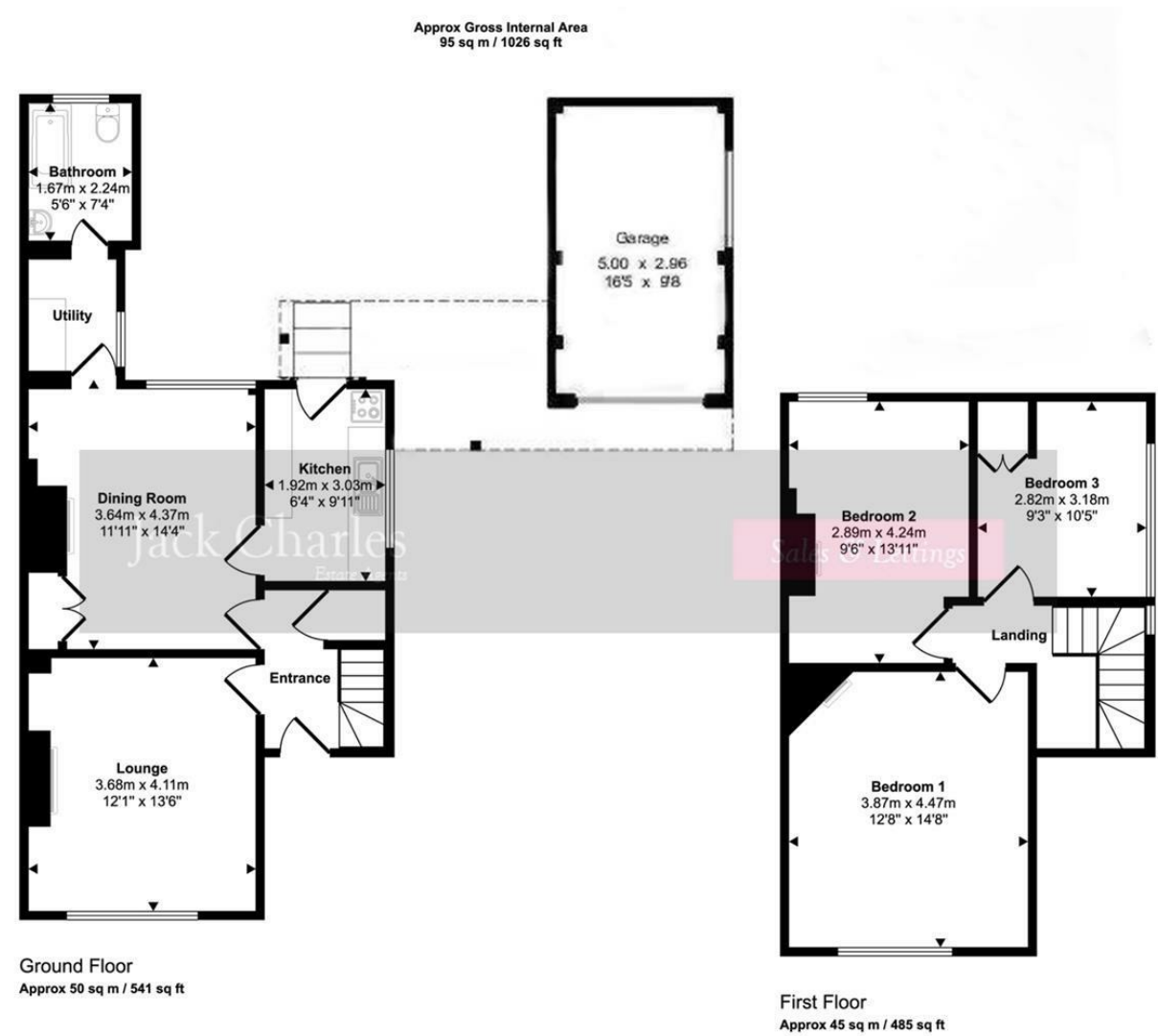
Guide Price £675,000-£700,000

Jack Charles
Estate Agents

Sales & Lettings

- Ample Scope To Extend and Improve
 - Kitchen
 - Garage
- Attractive Semi detached House
 - Two Reception Rooms
 - Parking
- Three Bedrooms
 - Large Gardens & an Addition 0.22 Acres to the rear.
 - Semi Rural 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

To Be Sold

A super opportunity to purchase a spacious character cottage with amazing potential for modernisation and scope to extend STPP. Set back from Hamptons Road this attractive home also benefits from being sold with NO FORWARD CHAIN. The property backs onto farmland and is being sold with the benefit of an additional parcel of land immediately behind the gardens which extend to an additional approx. 0.22 acres which will be included in the sale.

You enter into a hall way that leads to the principal reception rooms which comprise a sitting room to the front with a feature fireplace and a dining room with a lovely view to the rear. Just off the dining room is a fitted kitchen with space for appliances and a door leading to the covered area linked to the garage. The dining room also leads to a lobby which in turn leads to the bathroom. To the first floor are three double bedrooms, one with a feature fireplace and outlook to the rear, the other with a bay window and views to the front and the third with a view to the side of the property.

Outside you approach over a driveway leading to a garage and plenty of parking. The gardens are established and are mainly laid to lawn with a variety of shrubs and trees, There is an established hedge which provides a high degree of privacy and there is an additional 0.22 acres TBC immediately to the rear of the garden which could potentially enhance the view further. Viewings are recommended.

Location
The property is located in a semi-rural position approximately 1.5 miles from Hadlow village which has a good range of local amenities.

Comprehensive Shopping: Tonbridge (4.9 miles), Sevenoaks (8.7 miles), Tunbridge Wells (9.5 miles) and Bluewater (23.2 miles).

Mainline Rail Services: Tonbridge mainline station (5.1 miles) to London Bridge/Waterloo East/Cannon Street/Charing Cross.

Primary Schools: Hadlow, Shipbourne and Tonbridge.

Secondary Schools: Judd Boys Grammar, Tonbridge and Weald of Kent Girls Grammars in Tonbridge. Skinners and Tunbridge Wells Boys Grammars and Tunbridge Wells Girls Grammar School in Tunbridge Wells.

Private Schools: The Preparatory Schools at Somerhill, Hilden Oaks, Hilden Grange and Tonbridge in Tonbridge; Sackville in Hildenborough; Sevenoaks Public School.

Colleges: Hadlow Agricultural College, West Kent College.

Leisure Facilities: Nizels Golf & Fitness centre, Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor & indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming & sailing.





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