



1 and 2 Hamptons Road, Hadlow, Tonbridge, TN11 9RE.

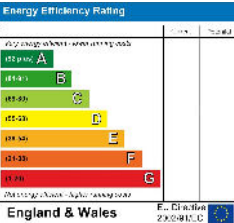
Asking price £1,375,000

Jack Charles
Estate Agents

Sales & Lettings

- Two adjoining Semi detached Cottages
- 2 x Kitchens
- Garages
- Potential to form one detached Home STPP
- Four Reception Rooms
- Ample Parking
- Combined Five Bedrooms, Three Bathrooms
- Large Gardens & an Additional 0.39 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.



Approx Gross Internal Area
99 sq m / 1062 sq ft



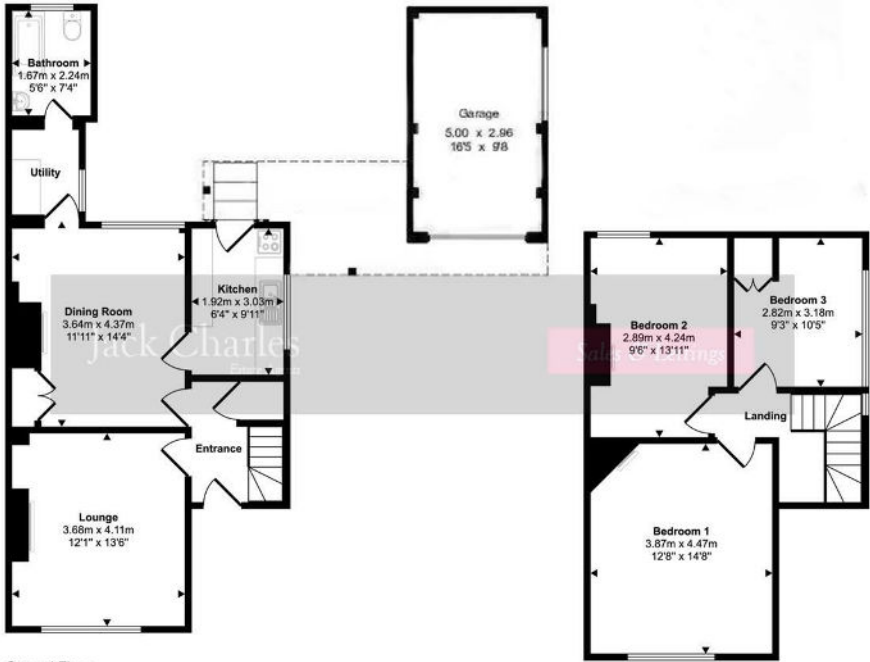
Ground Floor
Approx 50 sq m / 534 sq ft

First Floor
Approx 49 sq m / 528 sq ft

Denotes head height below 1.5m

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.

Approx Gross Internal Area
95 sq m / 1026 sq ft



Ground Floor
Approx 50 sq m / 541 sq ft

First Floor
Approx 45 sq m / 485 sq ft

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To Be Sold

A rare opportunity to purchase two adjoining cottages with potential to modernise combine to make one super detached home STPP.

The cottages both offer amazing potential to remodel as well as having scope to extend and if joined together could provide 5 bedrooms two bathrooms and a variety of reception rooms. We believe there is great scope to to remove the rear extensions and replace and enhance with a super open plan kitchen family room.

The cottages are set back from Hamptons Road and would stand centrally on its plot with generous gardens to all sides which back onto farmland and are being sold with the benefit of an additional parcel of land immediately behind the gardens which extends to an additional approx 0.39 acres which will be included in the sale.

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.

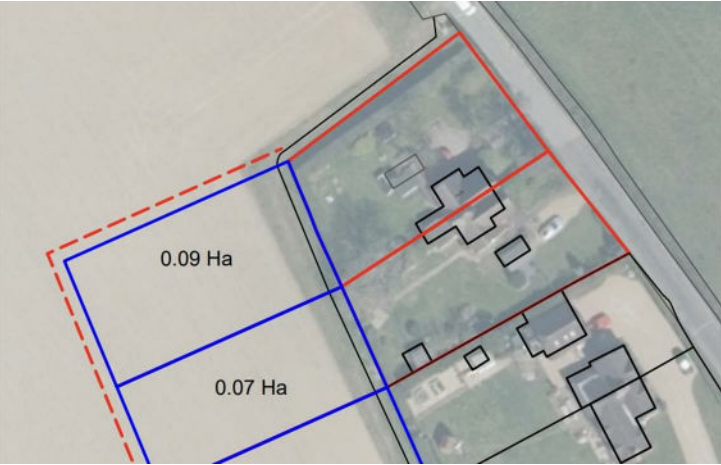
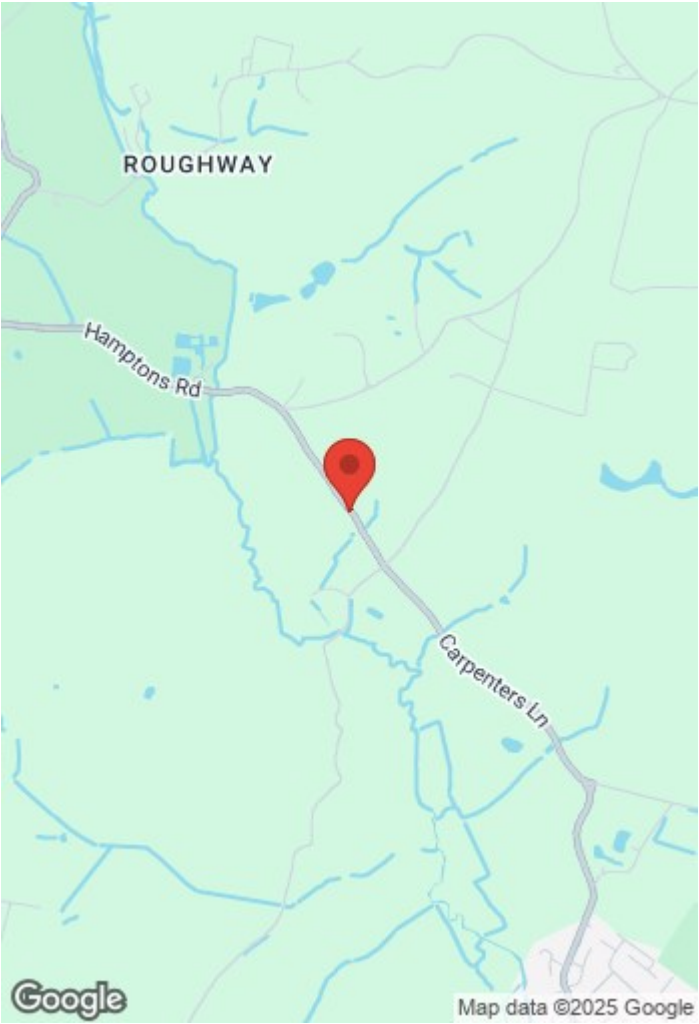
Primary Schools: Hadlow, Shipbourne and Tonbridge.

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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