



30 Great Elms, Hadlow, Tonbridge, Kent, TN11 0HT

Guide Price £950,000 - £975,000

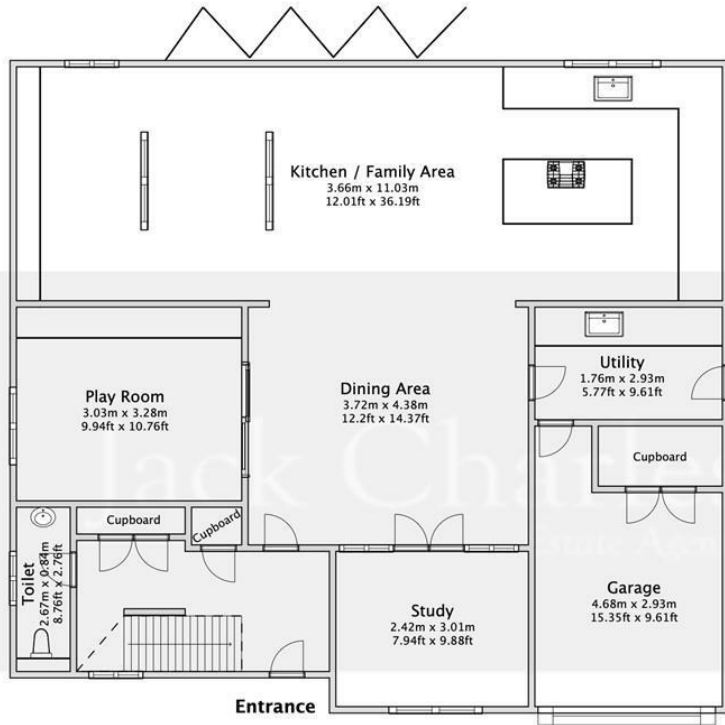
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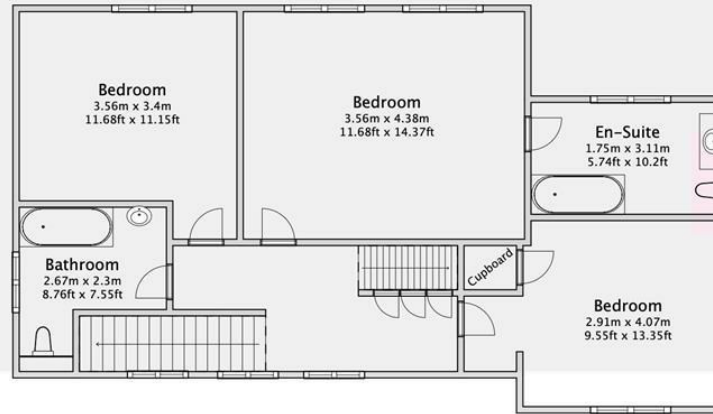
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**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

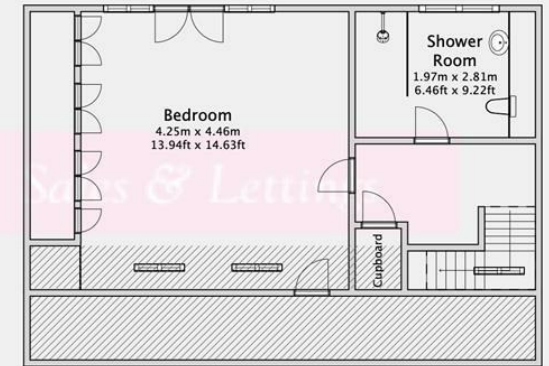
- 4 spacious bedrooms
- Detached house in Hadlow
- Parking & Garage
- Viewing highly recommended
- 3 modern bathrooms
- Large family / dining room / kitchen
- Close to local schools
- 3 cosy reception rooms
- Beautiful gardens
- Easy access to transport



**Ground Floor**



**First Floor**



**Second Floor**

**30 Great Elms**  
Approximate total internal area:  
182.66m<sup>2</sup> ( 1966.14sqft)

Approximate total internal area inc Garage:  
196.37m<sup>2</sup> ( 2113.71sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		68	75
EU Directive 2002/91/EC			

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## To Be Sold

Nestled in a charming area in Hadlow, this beautifully remodelled and renovated detached family home offers an exceptional living experience. With four spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

As you enter, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning open-plan family kitchen and dining room, which is designed to be both functional and aesthetically pleasing. This area is complemented by a separate utility room.

For those who require a dedicated space for work or play, the property features a delightful playroom and a separate glazed study, making it ideal for remote working or family activities. The master suite is a true highlight, boasting a generous bespoke wardrobe along with an ensuite bathroom with a lovely aspect over the beautifully landscaped gardens which provide a serene outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends. This property is not just a house; it is a family home that combines modern living with thoughtful design in a super location.

The house also benefits from air conditioning in the master bedroom. As well as built in speakers throughout the house and a surround sound cinema feature in the main sitting room.

## 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.

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.

