



Plots 1 - 3 Ashes Lane, Hadlow, Tonbridge, TN11 9QU

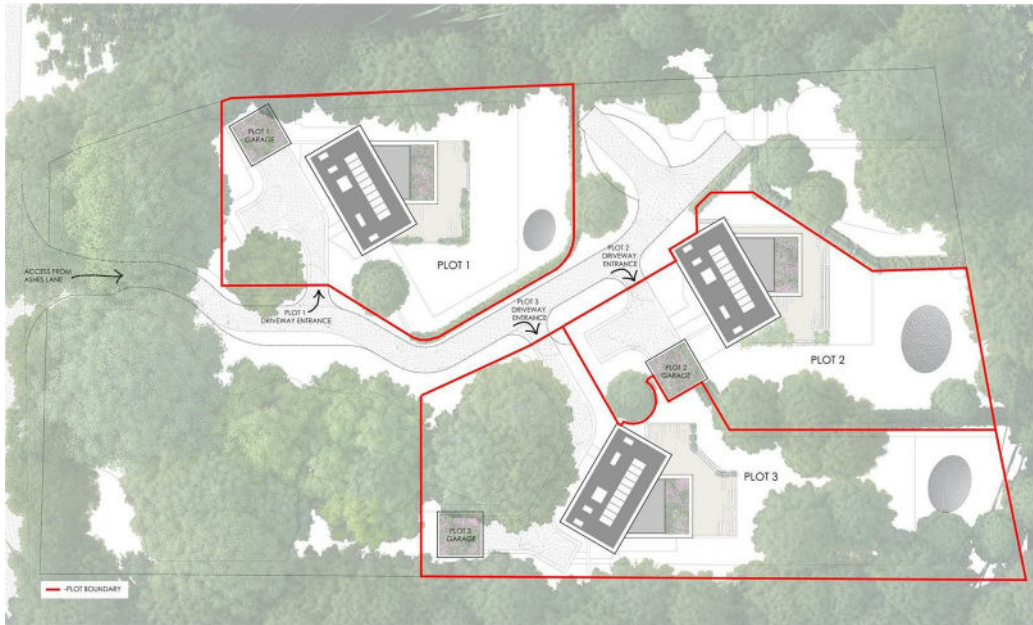
Jack Charles
Estate Agents

Sales & Lettings

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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 Bedrooms, 3 Bathrooms
- Individually gated homes with private driveways
- Striking contemporary architecture and high specification interiors
- Expansive living spaces with natural light and open-plan layouts
- Premium fixtures and bespoke finishes
- Highly energy-efficient design and systems, including air source, glazing & solar
- Spacious Double Garage
- Outdoor living, Dutch clay/sand stone patios, fully landscaped gardens.
- Each home comes with a 10 year warranty
- Surrounded by unspoilt countryside with easy access to Tonbridge town centre/Hildenborough and transport links to London



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Introducing Three Exclusive New-Build Homes in the Heart of the Kent Countryside

Luxury Living in Tonbridge

Nestled amidst sprawling Country side, this rare collection of three contemporary, gated residences offers the perfect blend of modern design and rural charm, taking full advantage of the surrounding woodland serenity.

Each designed home is set behind private gates and boasts its own secluded driveway, ensuring the utmost privacy and a grand sense of arrival. Built to uncompromising standards, these luxury new builds are thoughtfully crafted for families, professionals, and discerning buyers seeking sophistication, space, and serenity.

Bespoke Builds

The design of the homes has been refined by Offset Architects and will be carried through the construction phase by awarding wining, high end local developer DB Design & Build Ltd.

Designed with flexibility in mind, our homes are tailored to reflect your unique lifestyle, needs, and personal taste.

From kitchens and bathrooms to floor tiles and fittings, you have the freedom to choose every detail to make your home truly yours. Minor configuration to the room layouts are also available upon request.

Nearby

Shopping & Amenities: approximately 3.2 miles from a comprehensive town centre, Tonbridge is home to an array of shops, services and restaurants

Mainline rail services: Tonbridge mainline station (3.7 miles) to Charing Cross/Waterloo East/London Bridge (43 minutes) Thameslink services

Bus: Close proximity to Springwood Park Bus Stop (0.4 miles) with direct links to Tonbridge, Tunbridge Wells, Borough Green & Wrotham (Buses 220, 221 & 223)

Schools: Nearby there are a number of exceptional independent and state schools, such as Weald of Kent Grammar, The Judd School as well as the historic Tonbridge School.

Sporting Facilities: Tonbridge boasts and array of sports facilities, gyms and sports clubs. Approximately 6 miles away in Hildenborough is Nizels Country Club, a private health/fitness/golf centre.

Poult Wood Golf Course: The site is located next to Poult Wood Golf course a 9/18 hole course nestled in picturesque woodlands.

Motorway Links: quick access to the A26 and just 6 miles from M20 AND M26

Walking/Hiking: Vast number of walking and hiking through Kent’s historic countryside

Local Places of Interest:

Tonbridge Castle

Ightham Mote

Tonbridge School

Riverhill Himalayan Gardens

Virtual Tour

3D virtual walk around the site by appointment only.

Agents Note

Register your interest today — These exceptional properties are limited in number and unrivalled in quality.

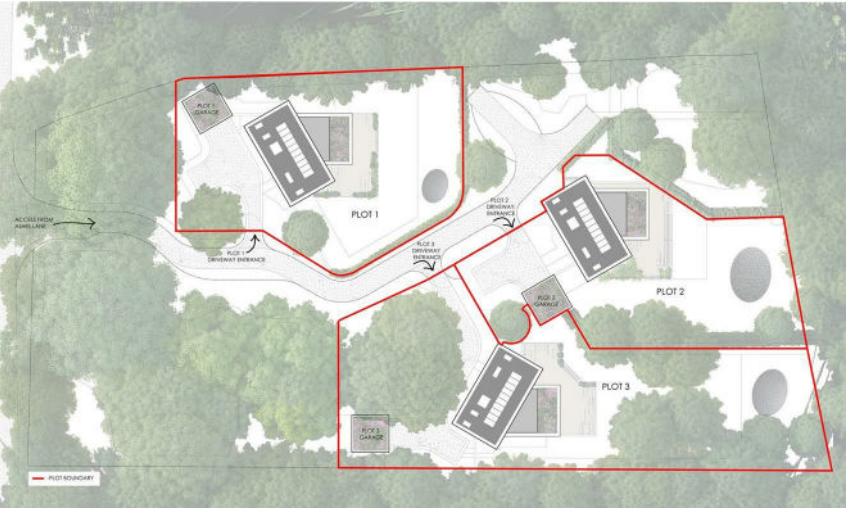
Price Summery

3 x Bespoke Plots

Plot sizes: Approx. 0.8 acre per plot

Plot prices: £850,000 to £900,000

Total ‘plot+build’ cost: £1,800,000 to £1,850,000



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Energy Efficiency Rating		
Typical energy demand (kWh/m ² /year)	Score	Label
≤ 35	A	
36 - 45	B	
46 - 55	C	
56 - 65	D	
66 - 75	E	
76 - 85	F	
≥ 86	G	
Knowledge of agent - www.jackcharles.co.uk		
England & Wales		
EU Directive 2002/91/EC		







